

CITY OF
DIAMOND BAR
GENERAL PLAN



FINAL

PREPARED FOR:

CITY OF DIAMOND BAR
21660 E. COPLEY DRIVE
SUITE 100
DIAMOND BAR, CA 91765-3117

PREPARED BY:

PLANNING NETWORK
9375 NORTH ARCHIBALD AVENUE
SUITE 101
RANCHO CUCAMONGA, CA 91730

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CITY OF DIAMOND BAR

GENERAL PLAN

DOCUMENT 1

PREPARED FOR:

City of Diamond Bar
21600 E. Copley Drive
Suite 100
Diamond Bar, CA 91765-3117

PREPARED BY:

PLANNING NETWORK
9375 N. Archibald Avenue, Suite 101
Rancho Cucamonga, CA 91730

APPROVED BY:

Planning Commission Recommendation: June 8, 1992 Resolution No. 92-14
City Council Adoption: July 14, 1992 Resolution No. 92-44

ACKNOWLEDGEMENTS

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Gary G. Miller, Councilmember

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INTRODUCTION

A. PURPOSE

State planning law requires that each city and county adopt a comprehensive, long-term general plan for the physical development of any lands in its jurisdiction, and for any land outside its boundaries which bears relation to its land use planning activities. The General Plan must contain a statement of development policies as well as diagrams and text that identify objectives, principals, standards, and plan proposals.

Seven elements are mandated by the Government Code:

- Land Use
- Circulation
- Housing
- Open Space
- Conservation
- Safety
- Noise

In addition, Section 65303 of the Government Code provides that the plan may include any other elements which, in the judgement of the legislative body, relate to the physical development of the City. The combination of two or more mandated elements is permitted. Since many development and environmental issues are so interrelated, the Diamond Bar General Plan has been organized into five major Plans. All portions of this General Plan, whether a mandated or permissive section (element), have equal legal status.

B. REQUIREMENTS

Government Code Section 65300 defines the General Plan as a long-term document. By projecting conditions and needs into the future, the General Plan establishes a basis for evaluating current policy and providing insight on future policy. State law requires that general plans be comprehensive, internally consistent, and long-term.

1. COMPREHENSIVE

A General Plan must be a comprehensive planning document, covering not only the geographic area within the City boundaries, but also the areas adjacent to the City that bear a reasonable relationship to City planning. Areas outside of the City limits may include the actual sphere of influence, as adopted by the Local Agency Formation Commission, or may be larger or different areas that create planning constraints on the City. Not only must the General Plan be comprehensive in terms of area, it must also address all of the relevant issues that legitimately face the jurisdiction (issue comprehensiveness).

2. INTERNALLY CONSISTENT

In 1975, the Legislature adopted the "internal consistency" requirement, which means that all elements of the General Plan are equally important and must be consistent with one another. In addition, diagrams within the General Plan must be consistent with the text. If a new element is adopted or a part of the General Plan is amended, the rest of the plan must be changed wherever inconsistencies result. Otherwise, there will be confusion regarding community policies and standards.

In addition to internal consistency, the General Plan must be consistent with zoning, a primary tool in the implementation of the General Plan.

3. LONG-TERM

One of the most important guidelines for General Plans is that they address a broad enough horizon so that their strategies have sufficient time to be implemented, and so that their vision is to meet the best long-term needs of the community. However, it is also important to keep the timeframe within reasonable parameters, so the document will not become dated too quickly, and so that its level of analysis can be more accurate, since the error rate of projections tends to increase geometrically as time increases.

C. CONSISTENCY WITH OTHER PLANNING PROCESSES

To be an effective guide for future development, the General Plan also must provide a framework for local development that is consistent with the policies of appropriate Statewide and regional programs and regulatory agencies. General Plans must comply with all requirements of the California Environmental Quality Act, as amended. In addition, the following legislation or regulations directly affect Diamond Bar:

STATE-WIDE

- Surface Mining and Reclamation Act
- Alquist-Priolo Special Study Zones Act
- Sphere of Influence as regulated by the Local Agency Formation Commission.

REGIONAL - South Coast Air Quality Management District

- South Coast Air Quality Management Plan

REGIONAL - Southern California Association of Governments

- Regional Mobility Plan
- Growth Management Plan
- Regional Housing Needs Assessment

D. COMMUNITY PARTICIPATION

State law requires citizen participation in the planning process. Recognizing the importance of organized citizen input into the planning process, a General Plan Advisory Committee (GPAC) was established by the City Council. The GPAC represented a diversity of groups within the Diamond Bar community. At the beginning of the General Plan process, numerous interviews were held with community leaders to provide input to the GPAC regarding citizen concerns. Workshops were held with the GPAC on a regular basis through the initial, formulation stages of the planning process. The community participation process also includes public hearings before the Planning Commission and City Council prior to General Plan adoption.

E. CITY HISTORY

The City of Diamond Bar is located in the southeast corner of Los Angeles County, at the intersection of Los Angeles, Orange, and San Bernardino counties. The City is situated at the eastern end of the East San Gabriel Valley, adjacent to both State Routes 57 and 60, as shown in Figures 1 and 2.

Diamond Bar began as "Rancho Nogales" (Ranch of the Walnut Trees) after a Spanish land grant in 1840. At its height, it was one of the largest cattle and walnut ranch in Southern California. Until the mid 20th century, this land was alternately combined and divided for various agricultural uses. In 1956, the Christiana Oil Corporation and the Capital Oil Company, a subsidiary of the Transamerica Corporation, purchased the Diamond Bar Ranch. A comprehensive development plan was prepared and approved for the City, making it one of the first master-planned communities in the country.

During the 1960's, suburbanization spread eastward from the Los Angeles basin, stimulating local housing and population growth as Diamond Bar's open hillsides were replaced by homes. Despite its conception as a master-planned community, Diamond Bar has grown and developed as individual tracts were built. As a result of this development pattern, Diamond Bar today is primarily a residential community.

For many years, Diamond Bar has provided an affordable rural lifestyle. However, skyrocketing house prices in the late 70's and 80's have created a community with many residents owning expensive homes that may or may not have high incomes to match. In June of 1988, local voters decided to incorporate and on April 18, 1989, Diamond Bar became Los Angeles County's 86th city.

F. MAJOR ISSUES

Planning for Diamond Bar is driven by three overriding issues which have a multitude of implications on the City's future:

- Land use (including open space)
- Circulation
- The economics of municipal financing.

While the following sections briefly describe each of these issues in more detail, it must be remembered that they are inexorably woven together to form the fabric of the City.

1. LAND USE

Diamond Bar is primarily residential, which contributes to the overall rural atmosphere of the City. However, this condition creates a lack of land to provide needed goods, services, and jobs, so that residents are forced to drive to other communities to shop and work.

While much of the City is already developed, there are still some undeveloped canyons and hillsides left in the City that could represent significant open space resources for residents. Development over the past 30 years has concentrated on creating views from residential hillside lots, and not necessarily what views were like of the hillsides. Many choices are needed as to if or how the City wants its remaining open land to develop, especially land that may have been designated or restricted as open space by previous development approvals through the County.

The middle portion of Tonner Canyon, representing the City's sphere of influence, contains significant open space and biological resources, but has also been proposed for a regional bypass roadway.

2. CIRCULATION

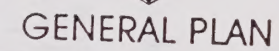
Diamond Bar's location gives residents excellent access to regional resources. However, it also causes several of its local streets to be used as freeway bypasses by commuter traffic. The City's location means that it doesn't need as many amenities (such as libraries and museums) within the town, but it also means that residents often must drive out of town to go shopping or for entertainment.

Tonner Canyon (the City's sphere of influence), has been proposed as the location for a regional bypass roadway, which would connect State Route 71 to Route 57. This bypass would allow traffic from the Chino Hills to connect into Orange County without going through the congested 57/60 interchange, and without using local streets within Diamond Bar.

3. ECONOMICS

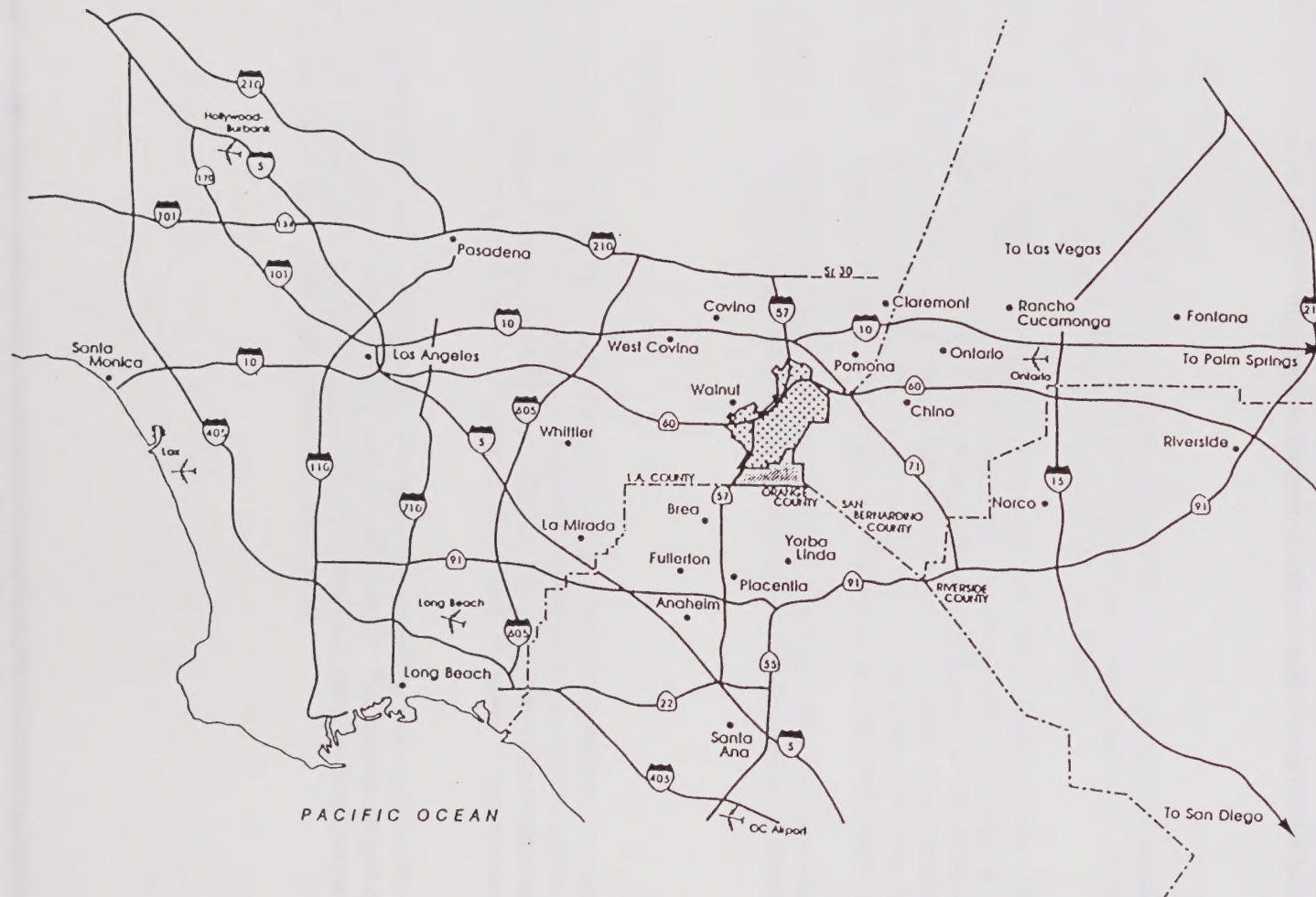
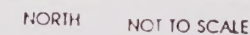
The residents of Diamond Bar presently enjoy a high quality of life, and have had relatively low costs associated with high levels of service since it was an affluent unincorporated community. While Cityhood has brought local control, it also requires decisions on long-term financing of local services and facilities. The largely residential nature of the City contributes to its rural feeling, but also means there are less local businesses and services for residents, which translates into less municipal revenues from sales tax. In addition, many residents moved to Diamond Bar because of the historically low rate of taxation under the county, and may resist increased or new costs associated with Cityhood.

The sphere of influence area, as well as several large parcels in and around town, represents potential fiscal resources in terms of municipal revenues.



CITY OF DIAMOND BAR
APPROVED SPHERE OF INFLUENCE

PLANNING NETWORK



G. DOCUMENT CONTENTS

The individual elements of the Diamond Bar General Plan have been combined into the following "plans" to address the variety of environmental issues that affect the City:

Diamond Bar General Plan	State Mandated General Plan Elements	Issues
Plan for Land Use	Land Use	Land Use
Plan for Housing	Housing	Housing
Plan for Resource Management	Open Space Conservation	Visual Resources Biological Resources Park and Recreation Water Resources Energy Resources Solid Waste Mineral Resources Agriculture
Plan for Public Health and Safety	Safety	Geology Seismicity Flooding Fire Protection Crime Protection Emergency Services Hazardous Materials Air Quality
	Noise	Noise
Plan for Public Services and Facilities		City Financing Economic Development
Plan for Physical Mobility	Circulation	Circulation Trails

H. GENERAL PLAN FORMAT

The 1992 Diamond Bar General Plan is divided into three documents for ease of reference.

1. DOCUMENT 1: GENERAL PLAN

The first document contains the five actual divisions of the General Plan proper, that is, the compilation of the goals, objectives, and implementation strategies of the Plan. This document contains an introduction, and the Plans for Community Development, Resource Management, Public Health and Safety, Public Services and Facilities, and Physical Mobility.

2. DOCUMENT 2: MASTER ENVIRONMENTAL ASSESSMENT

This document contains the Master Environmental Assessment for the City, which will provide a comprehensive and consistent baseline of environmental data from which further (project-specific) environmental analyses can be performed.

3. DOCUMENT 3: ENVIRONMENTAL IMPACT REPORT/TECHNICAL APPENDICES

This document contains the Draft Environmental Impact Report for the General Plan, including the Notice of Preparation and Responses. The EIR contains the appropriate environmental documentation for the General Plan as required by the California Environmental Quality Act (CEQA) including detailed analyses of the various impacts of ultimately developing Diamond Bar. This document also contains all of the technical appendices not specifically related to the EIR, such as noise, air quality, land use summaries and alternatives, etc.

The organization of the General Plan can thus be visualized as follows:

- **Document 1**
 - Introduction
 - Plan For Land Use
 - Plan For Housing
 - Plan For Resource Management
 - Plan For Public Health and Safety
 - Plan For Public Services and Facilities
 - Plan For Physical Mobility
- **Document 2**
 - Master Environmental Assessment
- **Document 3**
 - Environmental Impact Report
 - Technical Appendices

I. LAND USE

A. INTRODUCTION

Planning for the long-range use of land in the City is akin to fitting together the pieces of a three-dimensional jigsaw puzzle. Each "piece" of land has unique opportunities and constraints, but may also have many needs or conditions that are shared by surrounding pieces, such as utilities, fire protection, and noise. Each piece must be weighed individually, as well as together with surrounding pieces as an integrated whole. Finally, all pieces must be weighed together to assure that their combined pattern best fulfills the short- and long-term needs of the community. The Plan for Community Development of the General Plan provides a framework to unify and organize these "pieces" around several central themes, so that development of remaining open land will enhance these themes and strengthen Diamond Bar's community identity.

B. LEGAL REQUIREMENTS

California law requires that each city and county prepare and adopt a comprehensive, long term general plan for its physical development. Government Code Section 65302(a) requires that local general plans include a land use element as part of the required general plan. This requirement is intended to ensure that communities achieve and maintain a logical land use pattern, as well as standards for population density and development intensity which is consistent with community goals and objectives. Thus, the land use element has the broadest scope of the general plan elements required by State law.

C. EXISTING CONDITIONS

Diamond Bar is located at the junction of two major southern California freeways (57 and 60) in the southeastern corner of Los Angeles County. Although identified as one of the first planned communities in the west, it developed mainly as individual detached single family residential tracts, with a minimal amount of commercial and other non-residential uses.

The City incorporated in 1989, after developing under the jurisdiction of Los Angeles County for almost 30 years. Historical patterns of development under the County have created isolated multi-family areas, small commercial centers with limited access, and a general fragmentation of uses in the City.

1. RESIDENTIAL USES

Diamond Bar is comprised of rolling hills and valleys between rapidly urbanizing freeway corridors (west and north) and the undisturbed Tonner Canyon (east and south). According to the California Department of Finance, the City has a total of 17,664 dwelling units that presently house a population of 53,672 residents (1990). The City is primarily residential, with 4,952 acres (52 percent) of the land developed for housing. Single family detached units represent the majority of the City's housing stock (12,589 units or 71.3 percent). The remaining 5,075 units are attached (multi-family) units or mobile homes with 4,132 condominiums (23.3 percent), 649 apartments (3.7 percent), and 294 mobile homes (1.7 percent). Approximately 616 of the single family units (5 percent) are on large, "rural" residential lots (one acre or more). In general, development densities are greater in the flatter portions of the City (west), while larger lots predominate in the upland areas (east).

Along the 57 and 60 freeway corridors, single family lots are generally under 10,000 square feet. Detached single family developments in these areas have been built at 5-8 dwelling units per acre, which represents over half of the City's entire housing stock. While single family development predominates, multi-family projects can be found along Diamond Bar Boulevard, south of Grand, and on Golden Spring Drive, north of Diamond Bar Boulevard. These developments usually occupy small sites along major roadways, and are built at 10-20 units per acre. The more dense multi-family projects (16 units per acre) are usually older condominiums approved by Los Angeles County prior to incorporation. This western half of the City generally contains the older housing, built in the 1960s and early 70s. The City also has four apartment complexes of moderate density (10.9-16.7 units per acre), with most located on major arterials such as Diamond Bar Boulevard.

Typical of most affluent suburban communities in hillside areas, lot size, unit size, and unit price in Diamond Bar generally increase with the degree of slope. East of Diamond Bar Boulevard, development density (units/acre) decreases as lot size increases. "The Country," a private gate-guarded community, contains 616 homes and occupies 855.5 acres along and just west of the ridge separating the City from Tonner Canyon. Here, lots may be several acres or more, depending on the severity of the slope.

2. NON-RESIDENTIAL USES

Non-residential uses comprise 1,867 acres or 19.5 percent of the City's land area. Commercial uses occupy 182 acres (1.9 percent of total), mainly located along Diamond Bar Boulevard and portions of Golden Springs Drive/Colima Road. Office uses occupy approximately 140 acres, with a major 110-acre corporate office complex located just east of the southern intersection of the 57 and 60 freeways; this Gateway Corporate Center is presently less than half completed. Approximately 84 acres of industrial/business park uses are located along Brea Canyon Road, north of Lycoming Avenue. Parks, public facilities, open space, and roads occupy the remaining 1,463 acres (18.4 percent).

The building areas shown in Tables I-1 and I-2 are for existing commercial, office, and light industrial uses and were calculated based on representative samples of shopping centers, office parks, and industrial parks within Diamond Bar. Building area can be estimated based on Floor Area Ratio (FAR), or the ratio of building area in square feet divided by the total area of the site (in square feet). For example, a building with 17,500 square feet on a 1 acre site (43,560 square feet) has an FAR of 0.40 (17,500 divided by 43,560). Local leasing companies were contacted to obtain total site and building square footages. Detailed data on local FARs was not available, because most shopping centers support a variety of commercial, office, and/or business park uses. However, a selective but representative survey of local centers indicates the following FARs are most applicable to Diamond Bar uses, and can be considered representative for planning purposes: Commercial = 0.24, Office = 0.38, and Business Park = 0.32.

Other major non-residential land uses include the Diamond Bar Golf Course (178 acres), schools (158 acres), and parks (109 acres). At present, there are 2,764 acres of vacant open land potentially available for development and/or preservation. The largest parcel of vacant land is the Tres Hermanos property, at the northeast corner of the City, between Grand Avenue and the Pomona (60) Freeway. Figure I-1 shows the location of existing land uses within Diamond Bar.

3. SPHERE OF INFLUENCE

The City of Diamond Bar's sphere of influence, as presently approved by the Los Angeles County Local Agency Formation Commission (LAFCO), encompasses 3,591 acres immediately south of the City limits to the Los Angeles/Orange County border. This sphere area represents the middle portion of Tonner Canyon, an undeveloped northeast/southwest trending wooded canyon. This portion of the canyon is primarily owned by the Boy Scouts of America and utilized for their Firestone Boy Scout Reservation. The Scout Reservation is an unimproved camping facility, and the only improved uses in the canyon are scattered campground support buildings, a water tower on the southern ridge, and a commercial radio tower on the northern ridge.

Table I-1
City-Wide Land Use (1990)

RESIDENTIAL LAND USES	EXISTING USES		PERCENT OF RESIDENTIAL ACREAGE	PERCENT OF TOTAL ACRES
	ACRES	UNITS		
Rural/Hillside	855.5	616	17.2	8.9
Single Family	3656.8	11,973	73.8	38.2
Multi-Family	418.0	4,781	8.5	4.3
Mobile Homes	22.1	294	0.5	0.2
Residential Subtotal	4,952.4	17,664	100.0	51.6
NON-RESIDENTIAL LAND USES	EXISTING USES		PERCENT OF NON- RESIDENTIAL	PERCENT OF TOTAL ACRES
	ACRES	SQ. FT.		
Commercial	181.8	1,901,000	9.7	1.9
Office	138.5	2,293,000	7.4	1.4
Business Park	83.6	1,165,000	4.5	0.9
Public Facilities	211.7		11.3	2.2
Parks/Rec/Open Land	464.2		24.9	0.5
Fwys/Major Roads	787.1		42.2	8.2
Non-Residential Subtotal	1,866.9	5,359,000	100.0	19.5
Vacant Land	2,763.7		0	28.8
TOTAL	9,583.0			100.0

Source: California Department of Finance; 1990.









Table I-2
Sphere of Influence Land Use (1990)

RESIDENTIAL LAND USES	EXISTING USES		PERCENT OF RESIDENTIAL	PERCENT OF TOTAL ACRES
	ACRES	UNITS		
Rural/Hillside				
Single Family				
Multi-Family				
Condominiums				
Apartments				
Mobile Homes				
Residential Subtotal				
NON-RESIDENTIAL LAND USES	EXISTING USES		PERCENT OF NON- RESIDENTIAL	PERCENT OF TOTAL ACRES
	ACRES	SQ. FT.		
Commercial				
Office				
Business Park				
Public Facilities	1.7		0.05	0.05
Parks/Rec/Open Land	3,589.3		99.95	99.95
Fwys/Major Roads				
Non-Residential Subtotal	3,591.0		100.0	
Vacant Land				
TOTAL	3,591.0			100.0



GENERAL PLAN

EXISTING LAND USE

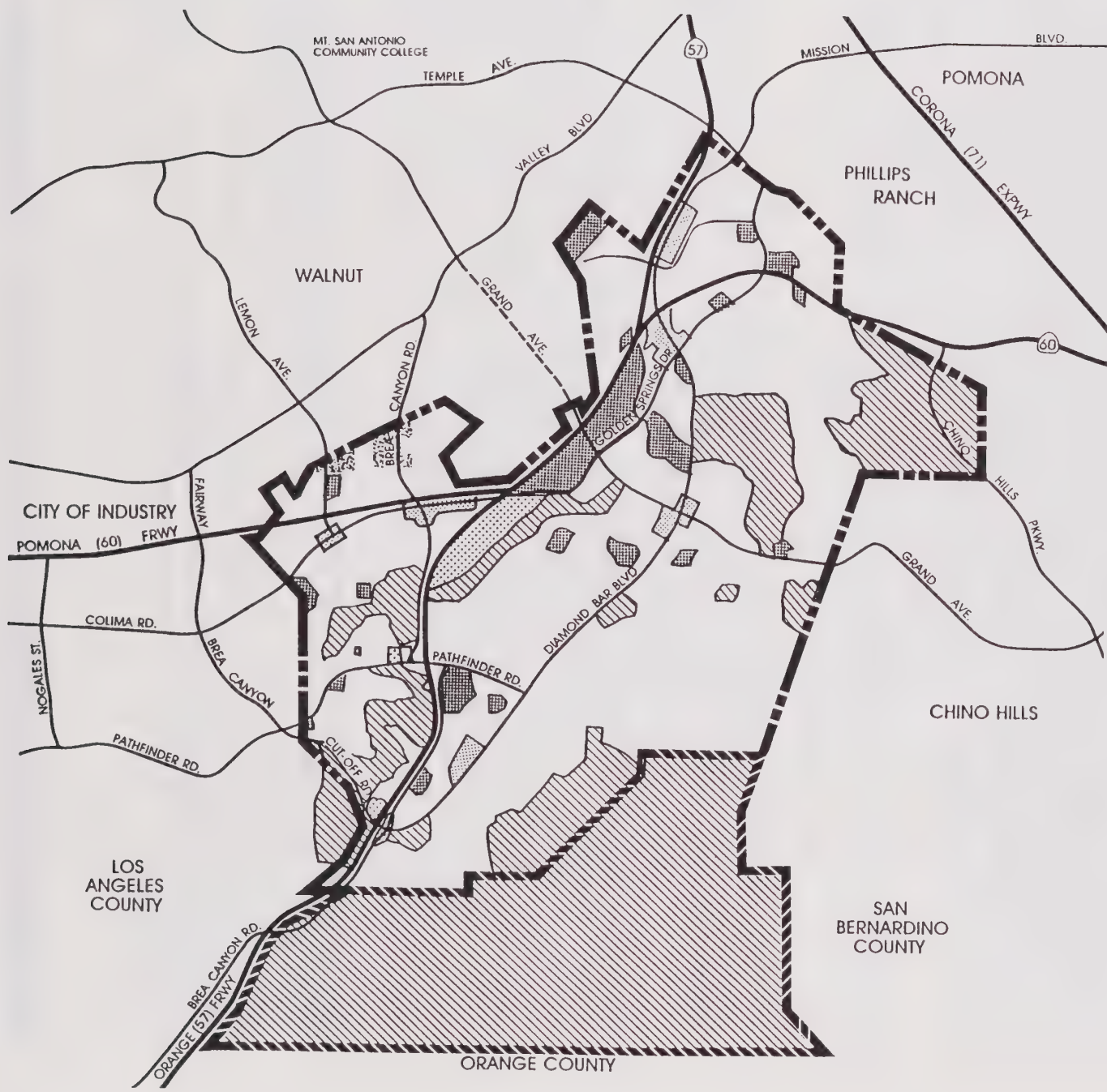
-  RESIDENTIAL
-  COMMERCIAL
-  OFFICE
-  INDUSTRIAL
-  PARKS/SCHOOLS/PUBLIC FACILITIES
-  VACANT/OPEN LANDS
-  CITY LIMITS
-  SPHERE OF INFLUENCE

SOURCE:
Planning Network, 1990.

PLANNING NETWORK



NORTH 0 2000 4000 8000 FEET



D. COMMUNITY DEVELOPMENT ISSUES

The four major land use issues identified in the Master Environmental Assessment are: 1) land use mix (including open space and economic implications); 2) capacities of the natural and man-made environment to accommodate growth (infrastructure and service costs); 3) City image, including community design and land use compatibility); and 4) local versus regional needs and short-term versus long-term solutions (especially concerning circulation).

1. LAND USE MIX

a. Disposition of Remaining Open Lands

Determining the status of remaining open lands within hillside areas is a major policy decision facing the City. As part of the General Plan, an "Open Land Survey" was conducted to identify possible development restrictions that might have previously been approved by the County. The survey found that various types of notations and restrictions had been placed by the County on the subdivision maps creating these open lands. In some case, deed restrictions were imposed to ensure that development would not occur on open lands; however, many other notations and "restrictions" were ambiguous.

ISSUE ANALYSIS: Those open lands which have been deed restricted should be considered to be permanent open space, even if no dedication to a public agency has occurred. In the absense of clear deed restrictions, the lands analyzed in the Open Land Survey should be considered to be vacant land.

b. Economics

The City presently has a modest budget with a small operating reserve. Municipal costs generally tend to increase faster than revenues, and service needs can be expected to increase faster than services can be provided. Therefore, the City should control service costs while seeking ways to increase City revenues. City governments have two ultimate sources of revenue: local residents and businesses.

As a means of increasing revenues, the City could attempt to increase property tax revenues by establishing Diamond Bar as an exclusive community. This might be accomplished by significantly lowering allowable densities on remaining vacant land and encouraging development of remaining vacant lands as guard-gated communities. While resale and new houses in the City command fairly high prices (slightly over \$300,000), market research shows that home prices must exceed half a million dollars before property tax revenues approach municipal costs for service. In addition, after the passage of Proposition 13 in 1978, cities receive a much lower proportion of their revenues from local property taxes. Available data also indicates that lower priced single family, condominiums, and other attached multi-family housing cost proportionately more for services than they generate revenues.

A second source of additional revenue to the City would be in sales taxes generated by expanded or new local businesses. In general, market research shows that retail commercial uses generate significantly positive municipal revenues compared to costs. By comparison, business park uses generally "break even," while office uses cost more to serve than the revenues they produce for a City.

The third source of additional revenues for the City would be new or higher user fees, taxes, or service assessments. There are a variety of such charges available to cities that can be applied to either residents and/or businesses.

For these reasons, economic factors are closely tied to land use decisions; the amount and variety of non-residential (especially commercial) uses allowed in the City will largely define its revenue options as it determines the types of services it can provide. Aside from property taxes and per capita subventions, sales taxes are often the largest source of municipal revenues. However, the post-Proposition 13 pendulum may swing some other way in the future, and it is important for the City to make sound land use decisions based on the long-term quality of the living environment, rather than solely on the economic benefits of unpredictable market trends.

There are four fundamental marketing strategies that cities typically employ, relative to commercial land, to generate positive municipal revenues/costs. Cities can choose to attract low- to middle-range shoppers, or they may decide to focus on upper- or high-end buyers. Depending on location, cities can also choose between attracting local buyers, or exploiting more regional shoppers. Fortunately, Diamond Bar can take advantage of all of these marketing strategies to maximize its economic diversity. The City could develop an area with good freeway visibility and access for high-end specialty commercial and office uses. These uses could attract local, as well as a considerable amount of regional shoppers. High end office uses could also be located nearby to support these commercial uses. There are also several large shopping centers in the City with good freeway visibility and access, which can support regional, freeway-serving, or community commercial uses. Smaller shopping centers located on major streets within the developed portions of Diamond Bar should be oriented mainly for local use. The City also has the potential to take advantage of regional mid-range shopping opportunities in the undeveloped northeastern portion of the City, along the Pomona freeway.

ISSUE ANALYSIS: There is a need to encourage a variety of new or expanded commercial uses and other non-residential development, as well as investigate other funding mechanisms, to help finance City services.

2. CAPABILITIES OF THE NATURAL AND MAN-MADE ENVIRONMENT

a. Natural Resources

Events of this decade have highlighted our limited regional resources, such as air quality, water, and solid waste disposal. As a new city, Diamond Bar needs to establish its own position on these environmental issues. Although the City is largely built out, additional growth could place unacceptable limits on sensitive or scarce resources.

ISSUE ANALYSIS: There is a need for the City to plan for growth in ways that protect and conserve natural resources and the environment.

b. Infrastructure Capabilities

At present, the City has a fairly new infrastructure system and operates its services with a slight surplus of revenues. However, as the City ages, maintenance and service costs go up faster than municipal revenues increase. The current mix of land uses within the City is insufficient to adequately fund long-range capital and operating needs.

ISSUE ANALYSIS: There is a need to plan now for the maintenance of existing facilities, fund new facilities, and support future services to continue the quality of life in Diamond Bar.

3. CITY IMAGE

a. Master Planned Community

Although identified as the first master-planned community in the west, Diamond Bar is essentially a series of individual residential tracts, with local commercial and multiple family projects located at arterial intersections. As such, it lacks certain unifying features that provide a focus for the City, and which serve to reinforce the sense of community. However, the City has a reputation as a "good community," and thus has many options as to the image it can project in the future. The vision of the General Plan offers the opportunity to unify these elements into a more cohesive community. Of particular interest in the General Plan program is the creation of open space areas for use by local residents, as well as the upgrading of development standards to ensure a pleasant environment in new developments within the City.

ISSUE ANALYSIS: There is a need to foster a City image that reflects and defines the community's quality of life.

b. Land Use Compatibility

A major goal of the community is to protect existing neighborhoods and their character. At the same time there are outside pressures on the City to help solve regional traffic problems. In general, housing densities, types of units, and lot sizes should be maintained in established residential areas. In some cases, the desire to protect the character of existing neighborhoods may require remedial action to eliminate uses that are not compatible, or that are not appropriate for a specific area. Remedial action may range from eliminating or minimizing conflicts (walls to block freeway noise), to designating areas for more appropriate uses.

ISSUE ANALYSIS: There is a need to protect the character of existing neighborhoods.

4. LOCAL VS. REGIONAL NEEDS/SHORT-TERM VS. LONG-TERM SOLUTIONS

a. Circulation

Diamond Bar presently provides a number of "short cuts" for regional commuters during periods of freeway congestion. The City may choose to continue to absorb through traffic, and depend on other agencies, such as the State, to take appropriate measures to relieve regional congestion which would ultimately free up local roads for predominately local use. However, the City's vision or goal is to reserve most of its streets for local traffic, and it should explore the opportunities.

ISSUE ANALYSIS: There is a strong desire to prevent regional commuter traffic from impacting local traffic.

E. LAND USE GOALS, OBJECTIVES, AND IMPLEMENTATION STRATEGIES

"IT IS THE OVERALL GOAL OF THE PLAN FOR THE COMMUNITY DEVELOPMENT TO ENSURE THAT THE LAND USES AND DEVELOPMENT DECISIONS OF DIAMOND BAR ENHANCE THE QUALITY OF LIFE FOR ITS RESIDENTS."

GOAL 1 "Maintain a mix of land uses which enhance the quality of life of Diamond Bar residents, consistent with its desire to maintain its quality and distinctiveness as a planned community."

Objective 1.1 Establish a land use classification system to guide the public and private use of land within the City and its sphere of influence.

Strategies:

- 1.1.1 Identify residential land use categories to provide an appropriate range of housing types for residential development within the City and its sphere of influence.
 - a. Designate hillside areas with an average slope greater than 25 percent as **Rural Residential (RR)** on the Land Use map. The maximum gross density of Rural Residential will be 1.0 dwelling unit per gross acre (1 du/ac).
 - b. Designate established master planned single family neighborhoods as **Low Density Residential (RL)** on the Land Use map. The maximum density of Low Density Residential areas will be 3.0 dwelling units per gross acre (3 du/ac).
 - c. Designate existing single family detached residential subdivisions as **Low Medium Density Residential (RLM)** on the Land Use map. The maximum density of Low Medium Density Residential areas will be 6.0 dwelling units per gross acre (6 du/ac).
 - d. Designate townhome, condominium, apartment, mobilehome, and other multiple family residential properties as **Medium Density Residential (RM)** on the Land Use map. Maintain a maximum density of 16.0 dwelling units per gross acre (16 du/ac) within these areas.
- 1.1.2 Identify commercial land use categories to provide for a range of retail and service uses to serve City needs and to guide development within the City and its sphere of influence.
 - a. Establish **General Commercial (C)** areas to provide for regional, freeway-oriented, and/or community retail and service commercial uses. Development of General Commercial areas will maintain a floor area ratio (FAR) between 0.25 and 1.00.

- b. Designate **Commercial Office (CO)** land use areas on diverse, mixed use commercial retail, office, and service properties. Development within Commercial Office areas will maintain an FAR between 0.25 and 1.00.
 - c. Designate **Professional Office (OP)** areas to provide for the establishment of office-based working environments for general, professional, and administrative offices, as well as support uses. Development within Professional Office areas will maintain an FAR between 0.25 and 1.00.
- 1.1.3 Areas designated **Light Industrial (I)** on the General Plan Land Use map are to provide for light industrial, research and development, and office-based industrial firms seeking a pleasant and attractive working environment, as well as for business support services, and commercial uses requiring more land area than is available in General Commercial or Commercial Office areas. These areas will maintain a maximum floor area ratio of 0.25 to 1.00.
 - 1.1.4 The **Public Facilities (PF)** designation is designed to identify existing or potential (future) sites for necessary public facilities or infrastructure improvements. The primary purpose of land designated as Public Facilities, is to provide areas for the conduct of public and institutional activities, including but not necessarily limited to, local, State, and federal agencies, special districts, and both public and private utilities. These uses maintain development standards which do not exceed that of the most restrictive adjacent designation.
 - 1.1.5 Areas designated as **Open Space (OS)** provide recreational opportunities, preservation of scenic and environmental values, protection of resources (water reclamation and conservation), and protection of public safety. This designation also includes lands which have been deed restricted to open space as the result of previous subdivision activities. This designation carries with it a maximum development potential of one single family unit per parcel, unless building was previously restricted or prohibited on such properties by the County.
 - 1.1.6 Provide **Park (PK)** designations for existing and future public parks. Designate the Diamond Bar Country Club as **Golf Course**. Designate major private recreational facilities (e.g. Little League ball fields, YMCA, the park within The Country) as **Private Recreation (PR)**.
 - 1.1.7 Encourage the innovative use of land resources and development of a variety of housing and other development types, provide a means to coordinate the public and private provision of services and facilities, and address the unique needs of certain lands by recognizing a **Planned Development (PD)** designation, in which residential, commercial, recreational, public facilities, and other land uses may be permitted. This designation is to be applied to properties which are generally surrounded by existing development, and where creative approaches are needed to integrate the proposed development into existing development patterns.
 - 1.1.8 Encourage the innovative use of land resources and development of a variety of housing and other development types, provide a means to coordinate the public and private provision of services and facilities, and address the unique needs of certain lands by recognizing a **Specific Plan (SP)** designation for large scale development areas in which residential, commercial, recreational, public facilities, and other land uses may be permitted. This designation is to be applied to large properties on the periphery of Diamond Bar which are to be developed into self-supporting planned communities within the overall context of the Diamond Bar community.

- 1.1.9 Recognize existing land use designations within the Diamond Bar sphere of influence by recognizing an **Agricultural (AG)** designation for the Tonner Canyon area. Within this designation, permit agricultural and compatible open space and recreation uses (see also Land Use Element Strategy 1.6.3).

Objective 1.2 Preserve and maintain the quality of existing residential neighborhoods while offering a variety of housing opportunities.

Strategies:

- 1.2.1 Where feasible and practical within residential developments, encourage a range of housing types, which will appeal to a variety of household income groups.
- 1.2.2 Maintain a system of identifiable, complementary neighborhoods, providing, where appropriate, neighborhood identity signage, and ensuring that such signage is well maintained over time.
- 1.2.3 Maintain the integrity of residential neighborhoods by discouraging through traffic and preventing the creation of new major roadway connections through existing residential neighborhoods.
- 1.2.4 Maintain residential areas which protect natural resources and hillsides.
 - a. Development in hillside areas should be designed to be: compatible with surrounding natural areas; compatible to the extent practical with surrounding development; aesthetically pleasing and provide views from the development, but not at the expense of views of the development.
 - b. Earthwork in hillside areas should utilize contour or landform grading.
- 1.2.5 Maintain residential areas which provide for ownership of single family housing and

Require that new development be compatible with the prevailing character of the surrounding neighborhood.
- 1.2.6 Broaden the range of, and encourage innovation in, housing types, when possible, require developments within Medium Density Residential (RM) areas to provide amenities such as common usable, active open space and recreational areas.
- 1.2.7 Where consistent with the other provisions of the Diamond Bar General Plan, encourage the provision of low and moderate cost housing (see also Housing Goals, Objectives, and Strategies in this document).
- 1.2.8 Provide density bonuses of 25 percent or more for projects which provide:
 - a. housing designed for senior citizens, or provide a minimum of 10 percent of its units at rates affordable to housing low and moderate income households; and
 - b. exemplary design and significant amenities beyond minimum requirements.

- 1.2.9 Density calculations for development proposals that offer significant community amenities may include land previously designated as open space if clustering and/or the transfer of development rights are utilized to protect those open space resources determined to be significant by the City. This process would allow a property owner to "transfer" all or part of the development potential of an entire site (either units or buildings) to a smaller portion of the site or another site, thus preserving the remaining land.

Objective 1.3 Designate adequate land for retail and service commercial, professional services, and other employment-generating uses in sufficient quantity to meet the City's needs.

Strategies:

- 1.3.1 Designate such lands for commercial use as are necessary to minimize sales tax leakage out of Diamond Bar and to capture the City's fair share of sales tax revenue.
 - a. Identify retail needs which are not being met in the community.
 - b. Define and implement an economic development program to attract needed commercial uses to the City.
- 1.3.2 Encourage the development of businesses that take advantage of locations visible from the freeway.
 - a. Within the General Commercial designation, appropriate land uses include a broad range of retail commercial and service uses.
- 1.3.3 Encourage neighborhood serving retail and service commercial uses.
 - a. Typical uses in the Commercial Office category include general retail, specialty retail, markets, food and drug stores, commercial services, restaurants, automotive repair and service, hardware and home improvement centers, recreation, professional and business offices, financial institutions, medical offices, and real estate offices.
- 1.3.4 Encourage the rehabilitation, refurbishment, and/or expansion of existing uses that generate sales tax revenues to the City, where consistent with other provisions of the General Plan and Development Code.
- 1.3.5 Encourage employment-generating uses in locations that serve the city's needs.
 - a. Professional Office areas are to provide for the establishment of office-based working environments for general, professional, and administrative offices, as well as necessary support uses.
 - b. The Gateway Corporate Center in particular offers large lots with a capacity for multi-story buildings, and is designed to take advantage of unique locations with good freeway access, as well as access to miscellaneous support uses. Buildings adjacent to the freeways along Gateway and Bridgegate should have a maximum of six (6) stories. Buildings along Copley and Valley Vista should have a maximum of eight (8) stories. Trees native to the area should be used to obstruct unsightly views.

- c. Within the Professional Office designation, appropriate uses include administrative and professional offices; business related retail and service functions, restaurants, health clubs, financial institutions, medical and health care facilities, service stations, vocational and trade schools, corporate offices, financial institutions, brokerage firms, and multi-tenant offices. Commercial uses allowed in areas that support office uses include limited convenience commercial, specialty retail, hotel/conference facilities, and restaurants.
 - d. Within the Light Industrial designation, allowable uses include light manufacturing, assembly, wholesaling, and warehousing conducted within an enclosed building; small scale warehousing and distribution; administrative and professional uses; business support uses; eating and drinking establishments; personal services; retail sales of durable goods (in support of primary activities); and research and development. In addition, administrative offices supporting the primary industrial use of the property may be permitted.
- 1.3.6 Permit commercial and employment-generating land uses to exceed a basic maximum FAR of 0.25 in exchange for consolidation of individual lots into a coordinated project; provision of enhanced amenities such as public art, plaza areas, open space and landscaping, and pedestrian facilities in excess of required minimums; or provision of housing within a mixed use project.

Objective 1.4 Designate adequate land for educational, cultural, recreational, and public service activities to meet the needs of Diamond Bar residents.

Strategies:

- 1.4.1 Ensure that land owned and purchased for public use by public agencies is designated on the Land Use map for public purposes. Specific uses within the Public Facilities category, as shown on the Land Use map include water facilities, fire stations, schools, parks, libraries, and similar facilities.
- 1.4.2 Promote joint development and use of parks and open space facilities with adjacent jurisdictions; promote development of joint school/park sites.
- 1.4.3 When a public agency determines that land it owns is no longer needed, ensure that the property is offered to other agencies, including the City of Diamond Bar, for public uses, prior to conversion to private sector use.
- 1.4.4 Designate and pursue acquisition of a centralized site for use as a civic/multi-purpose community center.

Objective 1.5 Maintain a feeling of open space within the community by identifying and preserving an adequate amount of open land.

Strategies:

- 1.5.1 Maintain an inventory of previous dedications, designations, or decisions regarding open space made by the County of Los Angeles and the City require developers of vacant land to provide appropriate title or other ownership documents to identify any development restrictions on the property.
- 1.5.2 Identify lands to be preserved in open space along with funding mechanisms .
 - a. Investigate the need for a bond issuance to purchase open space areas not already protected by open space restrictions.
 - b. Investigate the need for establishment of one or more Landscape and Lighting Districts to provide for open space improvements and maintenance.
 - c. Investigate the potential for establishment of a maintenance district for privately-owned, slope areas that are along or visible from major roadways.

Objective 1.6 Provide flexibility in the planning of new development as a means of encouraging superior design.

- 1.6.1 Within the Planned Development classification, all residential land uses considered to be appropriate within the City of Diamond Bar, as well as support uses (e.g. open space and recreation, public facilities, commercial, limited employment-generating uses), may be appropriate, as determined in the development review process.
- 1.6.2 Require that Planned Development projects provide a greater level of community amenities and cohesiveness, achieve superior design, and create a more desirable living environment than could be achieved through conventional subdivision design and requirements.
- 1.6.3 At such time as development might be proposed, encourage formulation of a specific plan pursuant to the provisions of Government Code Section 65450 for the Tonner Canyon area that will protect its unique biological and open space resources, create fiscal benefits for the City and enhance its infrastructure, while minimizing future adverse impacts to both the human and natural environment of the City, as well as the region (see Strategy 1.1.4 of the Physical Mobility Element).
- 1.6.4 Encourage formulation of a specific plan pursuant to the provisions of Government Code Section 65450 for the 800 acres in the northeast segment of the City known as Tres Hermanos. This area represents a unique opportunity to provide facilities of a type and in a manner which take advantage of the site. Facilities appropriate for this site should be designed based upon a vision for the future, and not merely extend the patterns of the past. Such facilities may include a high school and other educational institutions, reservoir for practical and aesthetic purposes, commercial developments which are not typical of those found in the area, and a variety of residential, churches, institutional, and other uses which are complementary to the overall objective of having a master planned area. Development within the Tres Hermanos area should be designed so as to be a part of the Diamond Bar community, as well as compatible with the adjacent lands.

- 1.6.5 Establish a process to allow the transfer of density or development rights from land with important open space (or other resources), to land that is more suitable for development.
- 1.6.6 Encourage hillside development to be clustered within the most developable portions of project sites to preserve common open space and/or other natural resources. Such development should be located to coordinate with long-term plans for active parks, passive (open space) parks, and preserve natural open space areas.
 - a. Carefully review offers to dedicate additional open space land to the City. Consideration will be given to soil conditions, funding of maintenance as well as the actual dedication.
 - b. Carefully review development in areas designated as Rural Residential to ensure that large lots with undisturbed open spaces are maintained privately.

Objective 1.7 Stimulate opportunities for a population which is diverse in terms of age, occupation, income, race, interests, and religion to interact, exchange ideas, and establish and realize common goals.

Strategies:

- 1.7.1 Retain and provide a hierarchy of community social gathering places, including active and natural park lands, one or more community centers, and plaza areas within new commercial and office complexes.
- 1.7.2 Maintain a public information program to inform residents of community events.
 - a. Whenever possible, establish permanent locations and regular dates for community events to improve attendance and firmly fix the event(s) in the mind of the public.
 - b. Encourage a "Community Calendar" as part of the local cable television programming to inform residents about the times and locations of upcoming community events.
- 1.7.3 Where feasible within new developments, encourage a mixture of complementary development types (e.g. residential, recreational, sales tax- and employment-generating uses) which can be provided in an integrated manner.
- 1.7.4 Within new residential developments, encourage organization of neighborhoods into smaller units and discourage through traffic on local streets while maintaining pedestrian and bicycle continuity and encouraging neighborhood improvement programs and social events.

GOAL 2 **Manage land use with respect to the location, density and intensity, and quality of development in order to maintain consistency with the capabilities of the City and special districts to provide essential services, and to achieve sustainable use of environmental and manmade resources.**

Objective 2.1 Promote land use patterns and intensities which are consistent with the Plan for Resource Management.

Strategies:

- 2.1.1 Ensure that planning programs and individual development projects within and affecting the City recognize, and are sensitive to, environmental resource limitations.
 - a. Prior to approving new development or the intensification of existing development within the City of Diamond Bar, ensure that the environmental consequences of the proposed action have been recognized.
 - b. When reviewing plans and development projects referred to the City by adjacent jurisdictions, insist that there be a recognition and appropriate mitigation of the environmental consequences of the proposed action.
- 2.1.2 Ensure that new development utilizes feasible contemporary technologies to reduce energy and water consumption, generation of solid and hazardous wastes, and air and water pollutant emissions.
- 2.1.3 Ensure that time-specific issues are evaluated as part of the review of new development and intensification of existing development. For example, when deemed appropriate by the City, require prior to approval that biological assessments be prepared through the seasonal cycle of plants or the seasonal migration of animals.

Objective 2.2 Maintain an organized pattern of land use which minimizes conflicts between adjacent land uses.

Strategies:

- 2.2.1 Require that new developments be compatible with surrounding land uses.
- 2.2.2 Prohibit the development of adjacent land uses with significantly different intensities, or that have operating characteristics which could create nuisances along a common boundary, unless an effective buffer can be created.

- 2.2.3 Where land uses of significantly different intensity or use are planned adjacent to each other, ensure that individual site designs and operations are managed in such a manner as to avoid the creation of nuisances and hazards.
- 2.2.4 Require that new developments be designed so as to respect the views of existing developments; provide view corridors which are oriented toward existing or proposed community amenities, such as a park, open space, or natural features. As part of the Development Code, adopt clear standards to identify the extent to which views can, and will, be protected from impacts by new development and intensification of existing development.

Objective 2.3 Ensure that future development occurs only when consistent with the availability and adequacy of public services and facilities.

Strategies:

- 2.3.1 Through the environmental and development review processes, ensure that adequate services and facilities are available to support each development.
- 2.3.2 Require new development to pay its fair share of the public facilities and offsite improvements needed to serve the proposed use.

GOAL 3 Maintain recognition within Diamond Bar and the surrounding region as being a community with a well planned and aesthetically pleasing physical environment.

Objective 3.1 Create visual points of reference, both within the community and on its boundaries, as a means of highlighting community identity.

Strategies:

- 3.1.1 Develop and locate City entry monuments, highlighting key community entry points and open space areas to identify Diamond Bar to local and commuter traffic.
- 3.1.2 Where feasible and appropriate, add areas for landscaping, such as in medians or by widening parkways within the primary arterial roadway system, as a means of traffic control, providing pedestrian amenities, and as an aesthetic feature for the community.
- 3.1.3 Pursue the establishment and expansion of landscape maintenance districts as a means of ensuring the ongoing maintenance of medians and community entry statements, as well as maintenance of landscaping of hillsides along major roadways.
- 3.1.4 Consider a program to place public art at prominent locations throughout the City of Diamond Bar.
- 3.1.5 Encourage the provision and maintenance of neighborhood identification signage.

Objective 3.2 Ensure that new development, and intensification of existing development, yields a pleasant living, working, or shopping environment, and attracts interest of residents, workers, shoppers, and visitors as the result of consistent exemplary design.

Strategies:

- 3.2.1 Within the urban residential portions of the City, require the incorporation of open space and recreational areas into the design of new projects. Within topographically rugged and rural areas, emphasize the preservation of natural landforms and vegetation, where appropriate.
- 3.2.2 Require in the Development Code that setbacks from streets and adjacent properties relate to the scale of the structure as well as the size of the street right-of-way. Require that building setbacks along roadways be varied so as to avoid a monotonous street scene.
- 3.2.3 Minimize the use of block walls unless they are needed for a specific screening, safety, or sound attenuation purpose. Where feasible, provide instead a wide open area with informal clusters of trees, defined by split rail, wrought iron, or similar open fencing. Where construction of a solid wall which will be visible along a public street is necessary, provide landscaping such as trees, shrubs, or vines to break the visual monotony, and soften the appearance of the wall, and to reduce glare, heat, or reflection. Where solid walls currently exist along the primary roadway system, and it is possible to retrofit landscape screens, establish a funding mechanism for the construction of such screens.
- 3.2.4 Enhance pedestrian activity within residential, commercial, office, and light industrial areas.
 - a. Ensure that non-residential facilities are oriented to the pedestrian, by the incorporation of seating areas, courtyards, landscaping, and similar measures.
 - b. Utilize "street furniture" (decorative planters, bike racks, benches) to create and enhance urban open spaces.
 - c. Design commercial and office projects so as to have a central place, main focus, or feature.
 - d. Utilize varied building setbacks and staggered elevations to create plaza-like areas which attract pedestrians, whenever possible.
- 3.2.5 Require that automobile service facilities and commercial loading areas be oriented away from the street frontage and from residential edges wherever possible to minimize sight and sound impacts.
- 3.2.6 Where the rear or sides of commercial, office, or other non-residential buildings will be visible within a residential neighborhood, ensure that the visible elevations will be treated in such a manner as to provide a pleasing appearance.

- 3.2.7 Ensure that commercial developments are designed with a precise concept for adequate signage, including provisions for sign placement and number, as well as sign scale in relationship to the building, landscaping, and readability as an integral part of the signage concept. Ensure that signs are integrated into the overall site and architectural design theme of commercial developments.
- 3.2.8 In conjunction with area utility companies, pursue a program of undergrounding overhead utility lines.
- 3.2.9 Include within the Development Code requirements for the size and quantity of trees to be planted within new development and intensification of existing development.

Objective 3.3 Protect the visual quality and character of remaining natural areas, and ensure that hillside development not create unsafe conditions.

Strategies:

- 3.3.1 Balance the retention of the natural environment with its conversion to urban forms.
- 3.3.2 Promote incorporation of hillside features into project designs.
- 3.3.3 As part of the Development Code, maintain hillside development regulations that are sensitive to natural contours and land forms.
- 3.3.4 Limit grading to the minimum necessary.
- 3.3.5 Require that all manufactured slopes be landscaped and that, where practical, landform grading and planting techniques be implemented in the construction of manufactured slopes.
 - a. Foliage used in planting plans should be drought tolerant, fire resistant, and have colors similar those of native materials in the surrounding area.
 - b. Within landform graded slopes, plants should be grouped within swale areas to more closely reflect natural conditions.

GOAL 4 "Encourage long-term and regional perspectives in local land use decisions, but not at the expense of the quality of life for Diamond Bar residents."

Objective 4.1 Promote and cooperate in efforts to provide reasonable regional land use and transportation planning programs.

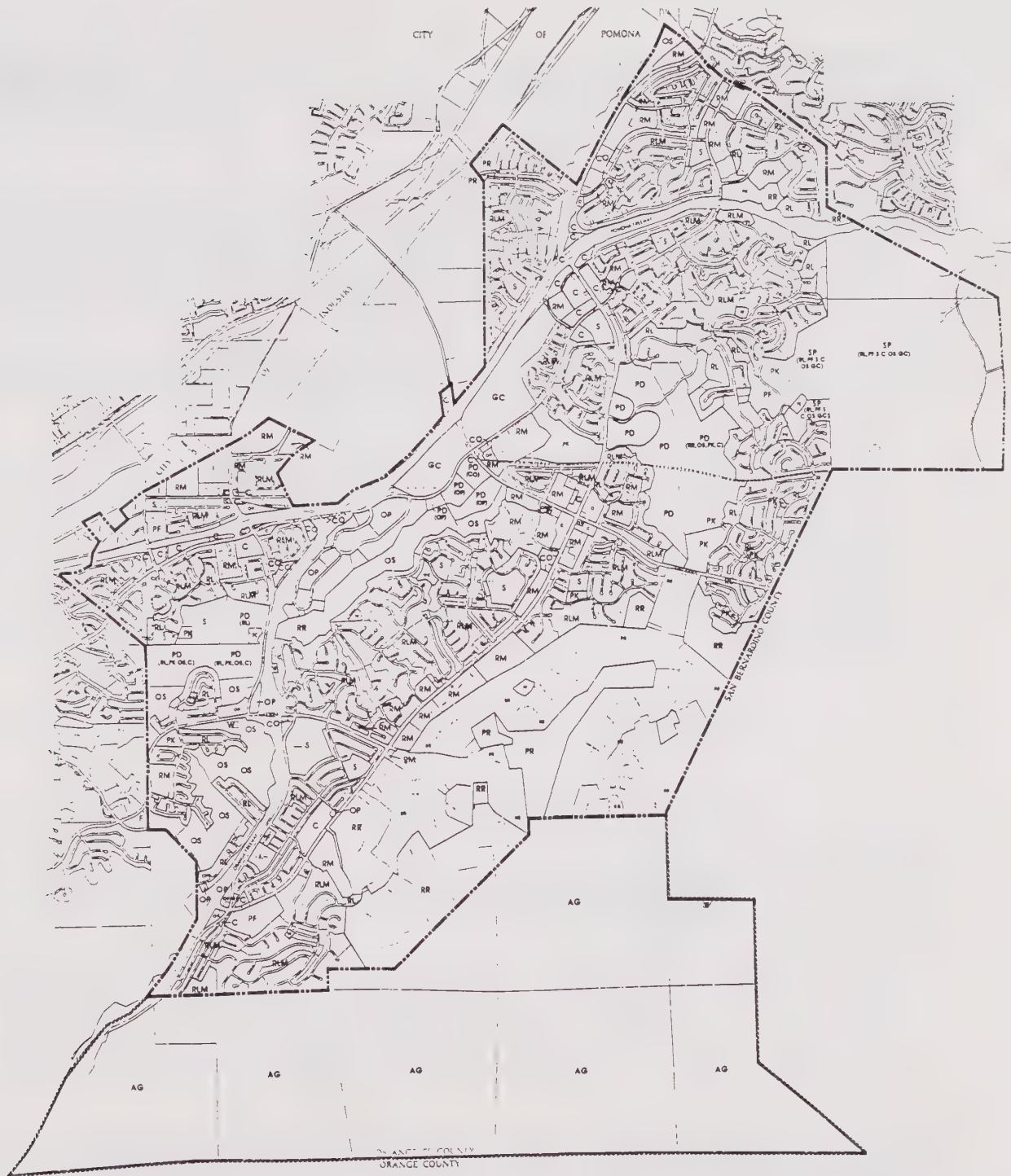
Strategies:

- 4.1.1 Take a proactive role to coordinate Diamond Bar's land use plan with those of surrounding communities.
- 4.1.2 Consider the potential impacts of proposed Diamond Bar developments on neighboring jurisdictions as part of the development review process. Notify neighboring jurisdictions when considering changes to the City's existing land use pattern.
- 4.1.3 Take a proactive role to maintain communications with local, regional, State, and federal, and other agencies whose planning programs may affect Diamond Bar.

Objective 4.2 Maintain City boundaries which are reasonable in terms of existing service capabilities, social and economic interdependencies, citizen desires, and City costs and revenues.

Strategies:

- 4.2.1 Seek annexation of those areas which have primary access through Diamond Bar and whose residents and businesses are most logically served by the City.
- 4.2.2 Consider annexation of additional areas including expansion of the adopted Sphere of Influence, where the following findings can be made:
 - a. Compatibility exists with the goals and desires of the people and the City of Diamond Bar as a whole;
 - b. The proposed annexation is consistent with goals and objectives of the General Plan;
 - c. Significant benefits will be derived by the City and affected property owners/residents upon annexation;
 - d. There exists a significant social and economic interdependence and interaction between the City of Diamond Bar and the area proposed for annexation.



LEGEND

RR	RURAL RESIDENTIAL 1 DU/AC	PF	PUBLIC FACILITIES
RL	LOW DENSITY RESIDENTIAL 3 DU/AC	W	WATER
RLM	LOW-MEDIUM RESIDENTIAL 6 DU/AC	F	FIRE
RM	MEDIUM DENSITY RESIDENTIAL 16 DU/AC	S	SCHOOL
C	GENERAL COMMERCIAL	PK	PARK
CO	COMMERCIAL / OFFICE	GC	GOLF COURSE
OP	PROFESSIONAL OFFICE	OS	OPEN SPACE
I	LIGHT INDUSTRIAL	PR	PRIVATE RECREATION
		AG	AGRICULTURE
		PD	PLANNED DEVELOPMENT
		SP	SPECIFIC PLAN

LAND USE MAP

FIGURE I-1



GENERAL PLAN

PLANNING NETWORK

REVISOR: JUNE 12, 1991
 REVISED: FEBRUARY 29, 1992
 MAY 26, 1992
 JUNE 1, 1992

RECOMMENDED FOR ADOPTION BY THE PLANNING COMMISSION: JUNE 8, 1992

DIAMOND BAR CITY COUNCIL: JUNE 22, 1992

NORTH 400' 0" 800' 2400'

II. HOUSING

A. INTRODUCTION

The purpose of the Plan for Housing is to identify local housing problems and needs, relate those needs to the City's proportionate share of regional housing needs, and to identify measures necessary to mitigate and alleviate these needs and problems for all economic segments of the community. The key purpose of this section is to contribute to meeting the State housing goals as stated below:

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Government Code Section 65581).

The Plan for Housing is intended to provide residents of the community and local government officials with a greater understanding of the housing needs in Diamond Bar and to provide guidance to the decision-making process in all matters relating to housing. In 1967, housing elements became the third mandated part of general plans. During the ensuing 15 years, numerous revisions were made to the required contents of community housing elements. In 1981, Article 10.6 of the Government Code, commonly referred to as the Roos Bill, was enacted and now describes the content requirements of local housing elements. The Housing Element, in complying with the letter and spirit of Article 10.6, must respond to the three major issues which are listed below:

- An assessment of local housing needs and an inventory of local resources and constraints relevant to meeting these local needs.
- A statement(s) of community's goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing.
- A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

In 1977, "Housing Element Guidelines" were published by the State Department of Housing and Community Development (HCD). The guidelines spelled out not only the detailed content requirements of housing elements but also gave the HCD a "review and approval" function over this element of the General Plan. In 1981, the Roos Bill placed the guidelines into statutory language and changed the HCD's role from "review and approval" to one of "review and comment" on local housing elements.

State law requires an update of local housing elements every five years, so that they contain the most current version of the Regional Housing Needs Assessment (RHNA), developed by the local Council of Governments. The RHNA report estimates the total projected need for housing in the region, then provides the proportionate share each city must provide. For this six-county region, the Southern California Association of Governments (SCAG) is the local Council of Governments for Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Santa Barbara counties. SCAG currently reviews local housing elements for their consistency with the most recent (1987) RHNA figures. In early 1989, SCAG also provided an update for newly incorporated cities; however, Diamond Bar incorporated only a few months after the deadline for the update, so there are no current RHNA figures available for the City. It is therefore difficult to quantify local housing needs with no framework to calculate relevant figures. When detailed data is available from the next revised RHNA (1991), the City will be able to provide a quantified analysis to the level of detail required for the housing section of the Plan for Community Development.

Local housing elements generally use population and housing data based either on the regular decennial federal census, or on updated figures from SCAG or other regional planning groups (such as Los Angeles County). While the City was not incorporated during the 1980 census data, the City incorporated just prior to enumeration of the 1990 census.

After adoption of the General Plan by the City Council, a revised housing section of the Plan for Community Development will be required by 1996, as well as annual updates. Starting in 1992, data and statistics from the 1990 Federal Census of Population and Housing will be utilized in updates and revisions.

The 1996 Housing section of the Plan for Community Development will be able to utilize the entire 1990 census and RHNA data for Diamond Bar, and will be able to monitor progress towards achieving the established five-year goals, policies, and programs of the Housing Element, to determine how well they have met the housing needs of the community.

The Plan for Housing is organized to present information according to the following four principal topics, as outlined in the state housing element guidelines:

- Housing Needs Assessment
- Inventory of Resources and Constraints
- Statement of Goals, Objectives and Policies
- Five-Year Housing Plan

B. CITIZEN PARTICIPATION

Elected officials appointed a General Plan Advisory Committee to identify housing issues in the City. This committee met on a regular basis for over a year. All committee meetings were open to the public, and representatives were selected based on their interests or knowledge on particular local issues, including housing. In addition, the Land Use and Housing sections of the Plan for Community Development underwent various workshops and hearings, including presentations on housing data and goals, policies, and objectives for housing within Diamond Bar.

C. HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment encompasses the following factors:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs include the locality's share of the regional housing need. (Section 65583(a)(1) of the Government Code).
- Analysis and documentation of household characteristics including level of payment compared to ability-to-pay, housing characteristics, including overcrowding, and housing stock condition. (Section 65583(a)(2)).

- Analysis of special housing needs, such as those of the handicapped, elderly, large families, farm workers, and families with female heads of household, and families and persons in need of emergency shelter. (Section 65583(a)(6)).
- Analysis of opportunities for energy conservation with respect to residential development. (Section 65583(a)(7)).

1. EXISTING AND PROJECTED HOUSING NEEDS

a. Introduction

This section of the Plan for Housing discusses the various factors which induce a demand for housing. The factors include a review of population and employment trends as well as the City's "share of regional housing need".

b. Housing Stock Condition

The term "condition" refers to the physical quality of the housing stock. The quality of individual housing units or structures may be defined as either sound, deteriorating or dilapidated. Sound housing is defined as a structure with no major deficiencies, although the structure may require minor maintenance, painting, and general clean-up. A deteriorated structure is one that contains several deficiencies such as patched, loose, or missing roofing material, missing or broken windows, wood trim or siding worn, weathered or broken, paint cracking or peeling, loose or worn wiring, etc. Lastly, dilapidated structures contain one or more major structural deficiencies such as loose protective surface (brick, plaster, wood, siding, etc.), settled porch or roof, weakened structure or inadequate foundation, obvious deviation from plumbing, extensive damage due to fire, etc. The term housing "improvements" refer to the "remedial" actions necessary to correct defects in the housing condition such as demolition, minor repairs, major repairs, and rehabilitation.

According to 1990 census figures, Diamond Bar had a total of 17,664 dwelling units and a population of 53,672 residents. The majority (71.3 percent) of Diamond Bar's housing units are single-family detached dwellings. A complete breakdown of housing for the City in 1990 is shown in Table II-1. According to the 1990 census, median home value in Diamond Bar was \$272,900. A review of resale house price data from the California Market Data Cooperative (CMDIC) over the past two years in Diamond Bar indicates an average resale value of \$312,324 for 1991 which was up 2.7 percent from a value of \$304,000 for 1990. These figures were compiled from over 500 individual home sales per year for an average four-bedroom house with approximately 2,000 square feet that was built in 1975.

A recent housing survey of Diamond Bar indicates there are a total of 5,075 multi-family units in the City. Of these, 4,132 are condominiums or townhomes, distributed among 26 developments, and 649 apartments in four complexes. No local data was available on average sales prices of condominiums or townhomes. The 1990 census indicates that median rent for the City is \$888. A recent survey showed rental rates in the City from \$745 to \$795 for one-bedroom units, from \$750 to \$915 for two-bedroom units, and from \$960 to \$1120 for larger units (Planning Network 1991). There are also 148 apartments in the City that are restricted to seniors only. The City also has 294 mobile home units in two trailer parks near Lycoming and Brea Canyon Road. According to Table II-1, Diamond Bar has a smaller percentage of mobile homes than the County as a whole.

Table II-1
Diamond Bar Housing Stock (1990)

	Los Angeles County ¹	County Percent	City of Diamond Bar	City Percent
Single Family	234,970	76.3%	12,589	71.3%
Multi-Family	64,386	20.9%	4,781	27.0%
Mobile Homes	8,711	2.8%	294	1.7%
TOTAL	308,067	100.0%	17,664	100%

Source: "Estimated Housing Units by Type", Los Angeles County Department of Regional Planning, Bulletin No. 154, Part 5 (July 1988) and 1990 California Department of Finance.

¹ Unincorporated area in 1988.

c. Substandard Units

Diamond Bar's housing stock is considerably younger than most of the County, with all of its housing being built after 1960. By comparison, the Los Angeles County General Plan (Housing Element 1987) indicates that 11.5 percent of units in unincorporated areas were built prior to 1940, and 52.6 percent were built prior to 1960. Both the City's Code Enforcement Officer and the Building Official indicate that Diamond Bar has no units that are considered substandard. There is no Census data on substandard units and units in need of rehabilitation or replacement. However, the Census documents that of the 763 vacant housing units in the City, only 3, or less than half of one percent, were boarded up.

d. Housing Assistance Needs

California housing law requires regional planning agencies to identify existing and future housing needs for all income levels every five years. In addition to the distribution of housing need, regional planning agencies must seek to avoid further "impaction" of jurisdictions with relatively high proportions of lower income households. SCAG issued the housing assessment for Los Angeles County in the 1988 RHNA report. Existing need is defined as the number of resident lower income households paying 30 percent or more of their income for housing. Although SCAG published a supplement to the RHNA documenting existing and future need figures for new cities on February 16, 1989, it did not include Diamond Bar since it was incorporated after this date.

According to SCAG, future need is defined as the number of additional housing units by income level that will have to be added to each jurisdiction's housing stock from July 1, 1989 to June 30, 1994 in order to accommodate household growth, compensate for demolitions and other inventory losses, and to achieve a 1994 vacancy rate that will allow the market to operate efficiently. In addition, the State Department of Housing and Community Development has required that localities must account in their Housing Elements for future needs that will have already occurred during the 1-1/2 year "gap" period from January 1, 1988, to June 30, 1989. The following four income level groups are used to define need for a particular jurisdiction:

- "Very Low"-Less than 50 percent of the median income
- "Low"-50 to 80 percent of the median income
- "Moderate"-80 to 120 percent of the median income
- "High"-more than 120 percent of the median income

State housing laws require that, in allocating future housing need by income level, further "impaction", or concentration of lower income households, be avoided. Cities with a percentage of lower income households higher than the regional average are called "impacted" jurisdictions. The 1988 RHNA addresses the "avoidance of impaction" criteria by allocating reduced percentages of lower income and increased percentages of middle and upper income units to impacted jurisdictions while reversing the allocation to non-impacted cities.

According to the 1988 RHNA, the unincorporated portion of Los Angeles County had 33,492 households in the Very Low category, 16,826 households in the Low category, and 100,658 households in the Medium category. Housing element guidelines indicate that households that pay more than 30 percent of its income towards housing are termed "overpayment". This means that 50,318 households in the County were considered to be overpaying for housing.

Assuming that Diamond Bar supports a proportionate share of the unincorporated County housing need, there are 2,466 lower income households in the City paying 30 percent or more of their income for housing (50,318 times 4.9 percent City vs. County housing). This number equals 15.9 percent of Diamond Bar's total resident households (based on an estimated 15,500 households in 1988). This figure may be somewhat high, given local income levels and house prices, however, there are many seniors or retired persons with fixed incomes in the City, as well as residents that bought houses up to 15 years ago. Because the cost of housing in this area, as throughout southern California, has risen faster than income, much of Diamond Bar's housing wealth is not reflected in personal income figures. At present, Diamond Bar is not considered an impacted jurisdiction (Trumbell-SCAG 1991).

According to Urban Decision Systems, Inc., Diamond Bar is expected to grow by 3,619 households over the next five years. With no adjustments for vacancy or demolition, Diamond Bar will have an additional 575 households over the next five years that will be overpaying for housing (93,619 times 15.9 percent). However, it should be noted that application of County-wide figures gives an inaccurate picture of housing affordability in Diamond Bar.

According to the 1987 Los Angeles County Housing Element (page H-5), the unincorporated portion of Los Angeles County will need 6,700 new units affordable in the Very Low category and 9,250 units in the Low category. For Diamond Bar, this equates to 328 units in the Very Low category and 453 units in the Low category.

The following breakdown for housing need within Diamond Bar by income level was not available prior to submittal of the Draft Housing Element, but has since been provided by the Department of Housing and Community Development:

**Housing Need in Diamond Bar
(by income level)**

Income Group	5-Year	Annual
Very Low	117	23
Low	182	36
Moderate	144	29
Upper	338	68
TOTAL	781	156

2. HOUSEHOLD CHARACTERISTICS

An important factor in determining existing housing need is the affordability of housing. One measure of housing affordability is the percentage of a household's gross income needed to meet monthly mortgage payments. A criterion used by the State, SCAG, and HUD to define affordable housing is that costs should not exceed 30 percent of gross income on housing (either owner-occupied or rental). The median household income in Diamond Bar for 1990 has been estimated at \$58,051 (Urban Decision Systems, Inc. 1990). Assuming constant change from 1980, the 1988 median household income is estimated at \$52,671. Household income values in the Low income category (50-80 percent) would be \$26,336 to \$42,137. The lower figure (\$26,336) also represents the upper end of the Very Low category.

The population of Diamond Bar is a diverse population represented by various minorities. The largest minority group is Asian at 25 percent, while Latinos represent 21 percent. Demographic data suggests that the City will remain heterogeneous with similar proportions of minorities. Now, and in the future, there will be a need to ensure that minorities are not victims of housing discrimination.

The age-sex distribution for 1990 in Diamond Bar was very even with 26,663 males and 27,009 females. By age-group, 28.6 percent of the City's residents are under the age of 18, while 9.9 percent are within the 18-24 age bracket. People between the ages of 25-44 make up 38.2 percent, while 10.5 percent of the City's residents are over 55 years of age (as shown in Table II-2).

It is important for planning social services and housing in the City over the next two decades to analyze the population of these four age groups. The substantial percentage of persons under the age of 18 and between the ages of 25-44 suggest the presence of many young families with children in the City. The 25-44 age group is also the range in which most households are formed.

It is also important to note the percentage of the City's population that is within the 18-24 age group. This represents a component of the population of child bearing age which will require housing in the future. This age group, coupled with the 25-44 age group, indicates that a combined 48.1 percent of the City's population is either in, or near to, the household formation age. The City will need to ensure a future housing stock that will be sufficient to accommodate their needs.

In Diamond Bar as throughout Southern California, there are more females than males in both the 55+ and 65+ age groups. This preponderance of females in the elderly population indicates that females tend to live longer than males, and is identical to the national trends. In 1990 there were 1,963 households in the City with one person.

**Table II-2
Diamond Bar Age Distribution**

AGE	1980		1990	
	Number	Percent	Number	Percent
0 - 5	3,421	10.9%	5,056	9.4%
6 - 13	5,154	16.4%	6,912	12.9%
14 - 17	2,532	8.0%	3,357	6.3%
18 - 20	1,459	4.6%	2,471	4.6%
21 - 24	1,666	5.3%	2,870	5.3%
25 - 34	7,014	22.3%	9,352	17.4%
35 - 44	5,381	17.1%	11,121	20.8%
45 - 54	2,853	9.1%	6,895	12.8%
55 - 64	1,378	4.4%	3,367	6.3%
65 +	624	2.0%	2,271	4.2%
Total	31,482	100.0%	53,672	100.0%
Median Age	27.5		31.9	

Source: 1980 Census and 1990 Census.

3. SPECIAL HOUSING NEEDS

Under present law, a housing element must include an analysis of special housing needs. These needs refer to households having atypical characteristics — the handicapped, elderly, overcrowded households and large families, persons in need of emergency shelter (homeless), and farm workers.

a. Households with Handicapped Members

Households with one or more members who have physical handicaps sometimes require special design features in the housing they occupy. Some, but certainly not all, handicapped households also have housing assistance needs. The focus of handicapped households as a special need segment is primarily on their number and economic situation.

The needs and problems of the disabled and handicapped population have been described as follows:

- The major housing problems of disabled people are the lack of affordable accommodations and inadequate accessibility to newly built or existing housing. These basic problems are caused by a variety of factors: a) subtle, or not so subtle discrimination; b) lack of understanding and sensitivity to the needs of the disabled; c) lack of financial resources and incentives available to those who want to make their buildings accessible and; d) lack of knowledge as to how accessibility can be improved.
- General solutions include: a) public recognition and commitment to correcting the problems; b) education of and dissemination of information to the public and building owners; c) modifications to existing codes and regulations; d) enforcement of existing laws and regulations; and e) increased financial assistance for housing programs.¹

About 7 percent of Los Angeles County's unincorporated households were considered "handicapped", according to the 1980 Census. If this same rate were applied locally, Diamond Bar would have an estimated 1,189 handicapped households. However, 1990 Census data for persons with physical disabilities is not yet available. Therefore, it is not possible to estimate the number of lower income householders with a handicapped condition that reside in Diamond Bar.

b. Households Headed by the Elderly

Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing costs. The financial capacity for coping with increased housing costs depends heavily on tenure; that is, the owner or renter status of the elderly households. With infrequent and small increases in income and potentially large increases in housing and maintenance costs, both the senior renter and owner are at a continuing disadvantage. In addition, seniors often need specially designed types and locations for housing due to physical and other constraints.

The 1990 Census indicates that in Diamond Bar there were 687 households headed by an elderly person.

¹ The Center for Independent Living Inc., Berkeley and Northern Section, Cal Chapter of the American Planning Association, A Guidebook on the General Plan and Disabled, June 1981.

c. Overcrowded Households

Overcrowding is defined as housing units with 1.01 or more persons per room. According to the Los Angeles County Housing Element (1987), 11.9 percent of households in the unincorporated portion of the County are overcrowded (page H-37). The 1990 Census indicates 992 housing units or 6 percent of the total were overcrowded.

d. Large Families

Large families are defined as households with five (5) or more persons. The 1990 Census indicates that 17 percent of households in the City consisted of five or more persons.

e. Persons in Need of Emergency Shelter: Homeless

There are many social, economic, and physical conditions which have combined to increase the homeless population throughout the State of California. In September 1984, the Governor signed Assembly Bill 2579, adding "families and persons in the need of emergency shelter" to the special needs groups to be considered in each jurisdiction's housing element.

At present, no homeless shelters are located within the City of Diamond Bar, and there are only two shelters in the immediate area. The Pomona Valley Shelter Program ("Our House") is located in Pomona and has 22 year-round spaces. According to the director, it is considered an emergency shelter and provides space on a first-come, first-served basis. They do not maintain a waiting list and are always full (Joyce Ewing 1991). They are also one of the few shelters in the region that takes families. The second shelter is the "Neighborhood Center", which utilizes the National Guard Armory in Pomona and is opened during cold or inclement weather, usually during November to February. The closest shelter in Los Angeles County is operated by the Gospel Mission of America in Rowland Heights. This facility is for single men only and has 30 spaces; it also is full year-round.

The County also provides funds for "vouchers" for homeless persons to utilize hotel rooms on a temporary basis; this program is presently being administered by the Salvation Army. No records are kept as to the number of homeless people turned away from local churches or public institutions, which makes estimating the number of homeless persons in and around Diamond Bar very difficult. There is general agreement among service providers that the number of homeless is increasing, and that the greatest increase is among families with children.

In 1987, the SCAG conducted a survey of homelessness in the region. Table II-3 provides a breakdown of estimated ranges for cities responding to the survey questionnaire. Respondents were asked to break down their homeless population by subgroup where possible. In more than half the cases, the respondents did not provide estimates of sub-populations. Table II-4 shows the average percentage reported by jurisdictions for each of the subgroups named.

Table II-3
SCAG Homeless Survey Response

No. of Homeless	No. of Cities
0	10
1-25	31
26-100	15
101-250	14
251-500	3
501-1,000	0
1,001 +	6

Source: SCAG, 1987.

Table II-4
Homeless Sub-Group Characteristics

	Average Percent	No. Responses
Veterans	16.2%	19
Elderly	10.1%	23
Single Persons	63.3%	37
Persons in Families	21.8%	38
Mentally Ill	29.1%	29
Alcohol Abusers	40.8%	33
Substance Abusers	26.9%	28
Children	16.4%	30

Source: SCAG, 1987.

Until more specific data is available from the 1990 federal census, it is difficult for the City to accurately quantify these groups within Diamond Bar, or to develop specific programs to accommodate their needs. Indirect evidence from L.A. County Sheriff's Department officers indicates that there are few or no homeless living in Diamond Bar. Larry Luter with the Walnut Sheriff's Office questioned the officers assigned to Diamond Bar to determine if they were aware of any homeless persons living within the City; the officers indicated that they knew of no homeless persons or families within Diamond Bar. Even the directors of the local homeless shelters indicated that they had no data on the number of local homeless persons, only the number of individuals or families presently served.

f. Farmworkers

There are no farmworkers known to be living within the City of Diamond Bar. The Los Angeles County Agricultural Commission, the California Department of Employment and Economic Development, the Agricultural Employer's Labor Board, University of California Agricultural Extension Program, and the California Farm Advisor were all contacted to determine if there was any data on the location of farm workers; all of these agencies indicated they did not keep such statistics. The local Sheriff's Office was also contacted to determine if patrol officers knew of any itinerant individuals or farm workers were living within Diamond Bar; again, the officers knew of no persons or families that could be so characterized. In addition, the latest 1990 census indicates no vacancies reported in the City due to "migrant workers."

4. "AT RISK DWELLING UNITS"

Government Code Sections 65583 (a)(8) and (c)(6) require all housing analyses and programs to address the potential conversion of existing, assisted housing developments to non-low-income housing use during the next ten-year period. The Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, compiled by the California Housing Partnership Corporation, does not list any units in the City. The California Debt Advisory Commission Annual Summary for 1990 shows that there is one bond financed project in Diamond Bar, Diamond Bar Village.

The Diamond Bar Village project is a moderate density apartment complex that is specifically restricted to seniors. In this case, the "risk of conversion" designation identified by the State means only that the original low-cost construction loan that helped build the project will be paid off. However, there are no indications that this project is in any actual danger of conversion to non-restricted housing; it has been fully occupied since it opened, and has a list of qualified seniors waiting for vacant units to become available. The City has not received any suggestions for conversion of this or any senior projects in the City, nor have any plans been submitted to the City for such conversion since its incorporation.

5. ENERGY CONSERVATION

The availability of energy resources is a growing societal concern. The General Plan presents opportunities to begin resolving the issue of scarce energy resources. New development can be designed to be efficiently served by public transportation systems and to allow people to work and shop in close proximity to their homes. The Energy section of the Plan for Resource Conservation should be referred to for more detail and for relevant objectives and implementation strategies.

D. HOUSING AVAILABILITY

This section provides an inventory of resources and constraints relevant to addressing Diamond Bar's housing needs. Under present law, the element must include an inventory of resources and constraints as follows:

- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

- An analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land and cost of construction.

1. INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

State housing law contains several provisions that pertain to the adequacy of sites to accommodate housing needs:

- "The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."
- "An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites."
- "Identification of adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, emergency shelters, and transitional housing in order to meet the community's housing goals."

The Plan for Land Use contains the inventory of land suitable for residential development, including both vacant and underutilized sites by residential density category. Areas with sites having a realistic potential of residential development include: 1) the Tres Hermanos property, occupying almost 1,000 acres at the northeast corner of the City; 2) the vacant property in the north-central portion of the City, occupying several hundred acres; and 3) other vacant parcels (10 acres or more) found throughout the City. Although there is other available land within the City, much of it is very steep or has other physical constraints that would generally preclude its use for moderate density residential development.

The land within the current City limits that is available for general residential development could yield an additional 3,500 units. However, the land could support up to 5,000 additional housing units if the density of development was increased. This potential supply exceeds the projected local need figure of 781 dwellings for the 1989 - 1994 time period, based on a proportionate share of County-wide housing need as estimated in the 1987 RHNA report (Trumbell-SCAG 1991).

The reason for a lack of detail in the Diamond Bar land use inventory is that most of the large vacant properties remaining in the City are hilly with little infrastructure in place or immediately adjacent. The largest vacant parcel, called "Tres Hermanos," is designated as a "Specific Plan" because there are no firm development or improvement plans at present. It is intended that specific housing projects within Tres Hermanos could be built at densities higher than 16 units per acre, at densities that would provide housing for all income segments of identified need.

a. Residential Land Use Categories

RURAL RESIDENTIAL (0.0 - 1.0 DU/AC)

Areas designated for Rural Residential including hillside areas that are suitable for low density residential areas. These areas are appropriate for rural residential development with a modest amount of open space. The maximum residential density is up to one dwelling unit per acre (1 du/ac).

LOW DENSITY RESIDENTIAL (1.1 - 3.0 DU/AC)

The Low Density category limits land uses to single family detached residential. The maximum density within Low Density areas is up to three dwelling units per gross acre (3 du/ac). In Diamond Bar, the development of second units and attached dwellings behind the primary residential structure is allowed subject to the provisions of the City's zoning ordinance. In addition, second units and attached dwellings, which were constructed pursuant to valid permits issued prior to the effective date of this element are permitted, even if the resulting density of a site would be greater than 3 du/ac.

LOW-MEDIUM DENSITY RESIDENTIAL (3.1 - 6.0 DU/AC)

The Low-Medium Density category limits land uses to smaller lot single family detached residential. The maximum density within Low-Medium Density areas is up to six dwelling units per gross acre (6 du/ac). In Diamond Bar, the development of second units and attached dwellings behind the primary residential structure is allowed subject to the provisions of the City's zoning ordinance. In addition, second units and attached dwellings, which were constructed pursuant to valid permits issued prior to the effective date of this element are permitted, even if the resulting density of a site would be greater than 6 du/ac.

MEDIUM DENSITY (6.1 - 16.0 DU/AC)

The areas designated Medium Density are committed to multiple family and mobilehome use. Within the Medium Density category, land uses are limited to attached residential development and mobile homes. The maximum allowable density within Medium Density areas is up to sixteen dwelling units per gross acre (16 du/ac).

SPECIFIC PLAN AND PLANNED DEVELOPMENT

Within the Specific Plan and Planned Development classifications, all residential land uses considered to be appropriate within the City of Diamond Bar, as well as support uses (e.g. open space and recreation, public facilities, support commercial, employment-generating uses), may be appropriate subject to applicable General Plan policies and ordinances. Development within areas designated Specific Plan or Planned Development are processed through use of a specific plan pursuant to Government Code Section 65450, a planned unit development, or similar mechanism. Development intensities within Specific Plan and Planned Development areas must be consistent with the provisions of the Diamond Bar General Plan. Specific Plan and Planned Development projects must provide a greater level of community amenities and cohesiveness, achieve superior design, and create a more desirable living environment than could be achieved through conventional subdivision design and requirements.

2. GOVERNMENTAL CONSTRAINTS

The State Housing Element Guidelines require that the Housing Element address those public actions which might constrain the maintenance, improvement, or development of housing. The major constraints imposed by government are decreasing federal and State commitments to housing, combined with increasing demands by federal and State agencies that local government solve existing and projected housing problems. In addition, due to reductions in federal and State support for other programs, there is an increasing demand on local government to take over funding of programs traditionally funded by others. Local development standards, fees, and processing time constitute other potential governmental constraints.

a. Decreasing Federal and State Commitment to Housing Programs

The emphasis placed by the federal and State governments on housing policies and funding has traditionally shifted with changing administrations and priorities. However, there has been a clear trend to deemphasize federal and State housing programs over the past decade. During this time, federal funding for housing programs has been sharply reduced. A concurrent reduction in State funding for housing occurred over the same time. This leaves local governments in California with a mandate to provide programs to facilitate housing for all economic segments of the community and without access to the funds to maintain such programs. Given the budgetary problems being experienced by both the federal and State governments, it is unlikely that increased funding for housing programs will be forthcoming in the near to mid-term future. It is possible, however, that remaining housing programs will face further reductions in funding.

b. Conflicting Responsibilities of Local Government

The mandate that local governments provide for housing for all economic segments of the community is but one of many, often conflicting, responsibilities they face. In addition to dealing with issues of affordable housing and housing rehabilitation, cities must provide municipal services and facilities, protect the natural environment, ensure a high quality of development and urban design, reflect the concerns of City residents, and facilitate increases in local employment- and sales tax-generating uses. These responsibilities must be met in an era of increasingly tight budgets. As a result of State laws relating to municipal finance, reductions in federal and State funds for infrastructure and other programs, and changing public attitudes toward growth, local agencies have had to require that development internalize many costs which were once subsidized by various public funds. As a result, the cost of development inevitably increases and the American dream of owning a home becomes more difficult for those who are not fortunate to already own a home.

Along within the mandate for local governments to provide housing for all economic segments of the community is the democratic principle that government respect the desires of the governed. In many affluent communities such as Diamond Bar, "low and moderate income housing" is perceived as a problem to be avoided, rather than as a public responsibility. Diamond Bar's incorporation was largely due to a backlash of local concern over the "proliferation" of high density development ("no more apartments"). The result is that there is very little community acceptance of multi-family development or low and moderate income housing in Diamond Bar, although many residents complain that there is no place for their own children to buy or even rent within the City.

c. Development Standards and Land Use Controls

Development standards include zoning ordinances, subdivision ordinances, and building code requirements. The most far-reaching constraints are those contained in the city's zoning ordinance which is the most traditional tool used by a local jurisdiction to regulate the use of private land. Zoning regulates the use; density; floor area; setbacks; parking; and placement and mix of residential, commercial, and industrial projects to reflect the community's development goals and objectives. Zoning can reduce the supply of land available for residential development by rezoning residential land for other uses. Zoning also regulates the intensity of residential land use through minimum lot size requirements. It is important that the minimum lot size not be too large because this would (a) reduce the potential supply of housing by limiting the number of units that can be built on a parcel of land, and would (b) increase the land cost per unit. High land costs may lead to increased construction cost for the developers.

In Diamond Bar, much of the remaining vacant land is steep or has other physical limitations to development. While careful engineering and construction can overcome many of these limitations, they result in higher unit costs and subsequently reduce the affordability of housing built in hillside areas.

Subdivision regulations which govern the division of a parcel of land into two or more smaller parcels can increase housing construction costs. The requirement that site improvements and amenities such as landscaping, underground utilities, and landscape maintenance districts be required in a subdivision can also escalate housing prices.

When analyzing development constraints, it is important to distinguish between those constraints that are excessive and unreasonable, and those designed for a particular purpose. The City, while encouraging housing, is also concerned about the living environment that is created. Standards for density, height, setbacks, undergrounding of utilities, and aesthetics are designed to create residential projects and areas that are functional and aesthetic.

Building codes regulate new construction and substantial rehabilitation. They are designed to ensure that adequate standards are met to protect against fire, collapse, unsanitary conditions, and safety hazards. Building costs do not appear to be unduly increased through local building codes. However, State regulations with respect to energy conservation, though perhaps cost effective in the long run, may add to initial construction costs.

The City is in the process of preparing a Development Code to address streamlining the development process. One of the major reasons for preparing a new code is the ambiguity and delay caused by using the current Los Angeles County Development Code. The next update of the Housing Element will be much more able to determine if the development procedures eventually adopted by the City adequately meet the needs of maintaining housing at all income levels.

The City can meet its affordable housing goals with an overall maximum density under the proposed General Plan, with allowable density bonuses for affordable projects, of a minimum of 25 percent. It should be noted that most of the largest parcels of vacant land remaining in the City are in hillside areas, and would be limited due to physical constraints alone. In addition, the City will adopt a policy to allow higher densities for infill projects that allow seniors, which is an important segment of the affordable housing need in this area. Several other responses in this document address what types of additional units will be built and at what income levels.

The major drawback of trying to provide affordable housing in the remaining vacant upland parcels in Diamond Bar is that land costs alone force the price of even the most modest housing beyond the range of County affordable guidelines. For example, even many single family homes in steep areas, even those on one acre lots or larger, must have split-level or some type of custom pad and/or foundation to support them. In addition, higher density housing in steep upland areas would have poor site and circulation access for large numbers of residents.

It is much more realistic and cost effective for the City to plan that the majority of affordable housing built in Diamond Bar will be built on the Tres Hermanos Ranch, where there is sufficient land of modest topography to make the construction of affordable housing, both single family and detached units. The City of Diamond Bar believes that the combination of density bonuses and a City housing in lieu fund, along with use of State and federal programs will be sufficient to meet its proportionate share of low and moderate income housing needs.

d. Fees

There are two basic types of fees, those for the processing of development applications (subdivisions, conditional use permits), and those to pay for the costs associated with new development (dwelling unit, traffic signals, sewer connections). The City also requires dedication and/or improvements of streets, drainage channels, when new development occurs. Fees for plan check and building permits are determined based upon the valuation of the structure.

The role that fees play in constraining the production of housing is difficult to measure, although they can affect housing prices in certain markets. The theory behind fees is that new development should bear its own costs, and that these costs should be spread as equitably as possible. State law requires that fees must bear a reasonable relationship to the actual costs incurred by the City, so that they do not become excessive. Even so, fees may add significantly to the cost of a housing unit, especially in those areas of the City that are largely undeveloped and require new infrastructure and services to be developed.

Preliminary results of a fee survey conducted by the City of La Puente indicate that Diamond Bar's development fees are fairly average for cities of similar size (Jacobson 1991). The City of Diamond Bar also retained the firm of Hogle-Ireland to review development fees. The conclusion of the Hogle-Ireland study was to conform that City fees are comparable to those of other cities of similar size.

e. Processing Time

Before development can occur, it is necessary that certain permits, inspections, and approvals be obtained. These procedures, although necessary to insure the development is safe and in compliance with local regulations and building code requirements, can sometimes lead to delays in projects and subsequently increase costs. Moreover, excessive processing time may act as a constraint on the production of affordable housing, because it increases carrying costs to the developer for land, financing, etc.

Development processing time in Diamond Bar is significantly shorter than processing through the County of Los Angeles. It is estimated that a typical tract map which took 18 months to process through the County would be processed in approximately 6 months at the City. This is because the local staff is more knowledgeable about local conditions, and there are fewer cases per planner to process compared to the County. This condition exists despite two major potential causes of delay: City staff is relatively new; and review of hillside development proposals, which constitute a majority of applications at present, is necessarily more complex than processing tracts on flat land, which represented the majority of projects processed by the County.

f. Public Housing

Article 34 of the California Constitution was adopted as an initiative by the voters in 1951, primarily in response to the increasing number of federally-funded, tax-exempt public housing projects. These projects were perceived to have negative social, economic, and aesthetic effects on local communities. Article 34 states that before a "state public body" can "develop, construct, or acquire in any manner" a "low-rent housing project", the local voters must approve the endeavor. All three "factors" must be present for the referendum to be required.

The Article 34 referendum requirement has often proved to be a psychological or actual barrier to the development of many forms of assisted low rent housing, particularly those intended for low income families. Because of the Article's vague language, communities have been reluctant to risk litigation by entering into the development of public housing for low and moderate income families. While there have been many successful referendums, failures have not been uncommon. As such, there is a tendency for local governments to avoid possible controversy with this type of ballot measure.

3. NON-GOVERNMENTAL CONSTRAINTS

Various factors not under the control of government also affect the cost, supply and distribution of housing. These factors include land cost, construction costs, financing costs, speculation, and miscellaneous costs.

a. Physical Constraints

Much of the level, easily developable land within the City has already been developed. The majority of the remaining lands are in upland areas with moderate to severe topographic or other constraints, which can directly limit the type of units that are built. As previously discussed, the major site presently identified by the City as most appropriate for affordable housing is the Tres Hermanos area in the northeast corner of the City. This area is proposed as "Specific Plan" so that appropriate planning can be done for providing a range of housing types.

b. Land and Construction Costs

The costs of improved land as a percentage of new home cost rose steadily in California during the 1970's, increasing from 21 percent to almost 28 percent in 1980. Land costs include the costs of raw land, site improvements, and all costs associated with obtaining government approvals. According to the City of Los Angeles's Housing Element, this proportion held true in 1987.

It is important to note that the price of residentially-zoned raw land is driven by the local housing costs. That is, the price of land does not drive the price of finished dwelling units, but in fact the price of comparable finished units drive the price of land. A typical breakdown of line item costs per unit is found in Table II-5. The example assumes a 40 acre site zoned for single family residential on 7,200 square foot lots.

Table II-5
Cost Estimate for New Single Family Housing
in Diamond Bar (1988)

Cost Item	Amount	Percent of Total
Raw Land (7,200 s.f.)	\$30,000	22.2
Land Preparation and Infrastructure	\$30,000	22.2
Fees (incl. off-site & schools) ¹	\$12,000	8.9
Materials & Labor	\$48,000	35.5
Marketing	\$2,000	1.5
Soft Costs (arch. & eng.)	\$2,000	1.5
"Other"	\$11,000	8.2
TOTAL	\$135,000	100.0

Source: Coldwell Banker, Los Angeles County.

¹ Building Departments of City of Diamond Bar and County of Los Angeles.

c. Financing Costs

The cost of permanent mortgage financing for new and existing homes, as well as cost of new residential construction financing, play a significant role in the affordability of housing. General inflation in the economy directly and indirectly causes housing prices to increase, which in turn raises finance costs. As the absolute price of a home increases, it adds to the mortgage amount which results in increases in the principal, interest, insurance, and taxes a home buyer must pay.

d. Speculation

Speculation in real estate occurs when real estate investors buy housing or land at "low prices" and then resell it at a much higher value within a short period of time. The problem is particularly acute if property rapidly changes hands from speculator to speculator. The price the eventual long term owner or consumer will pay could be highly inflated. Speculation affects not only the individual property, but the market climate in the area as a whole.

Because there are few statistics available on the rate of property turnover and the profit received from transactions, the amount of speculative activity and its impact on the City's rising housing costs is not clearly known at this time.

e. Housing Discrimination

As a characteristic of the housing market, discrimination may often present a barrier to providing an adequate choice of housing for all groups. Discrimination, which may be defined as prejudicial treatment applied categorically and not on the merit of the individual, takes many forms. Most forms of housing discrimination are a violation of State and federal laws, which prohibit discrimination against homeseekers for reasons of race, religion, national origin, ancestry, color, sex, or marital status. Some of the types of discrimination encountered are refusal to rent or sell, inflated rents, higher prices, excessive deposits, unreasonable occupancy standards, limited choice among available units, and poor maintenance and repair. The target populations subject to discrimination are not limited to racial and ethnic minorities, but also include recipients of welfare and public assistance, families with young children, young unmarried persons, and the handicapped.

Redlining is also a form of discrimination, wherein home improvement and mortgage loans are not made available by a lending institution in lower-income or minority neighborhoods. Redlining involves the use of varying criteria for home financing based upon geographical differences. Often referred to as "neighborhood disinvestment", redlining practices include outright refusal by a lending institution to approve home purchase and rehabilitation loans, making loan conditions stricter (e.g., higher down payment, higher interest rates, higher closing cost), or appraising property below market value or with more rigid standards than used on comparable property in other neighborhoods. Older declining neighborhoods with high minority concentrations were often targets of redlining practices in the past. Redlining results in deterioration of neighborhoods, real estate speculation, and housing abandonment. Most frequently affected are minorities and low income persons in general.

Despite the fact that redlining is now illegal, this practice is still reported across the country. The Community Reinvestment Act (CRA) was passed by Congress in 1977 to help eliminate redlining. The CRA establishes a Congressional mandate that private, federally-chartered lending institutions must serve the convenience and credit needs of their surrounding communities. While the enforcement and sanction provisions of the CRA are relatively weak, it does provide for public disclosure of a lender's performance in meeting community credit needs through requirements for an annual CRA statement.

Where redlining practices are discovered, a sanction available and suggested for use by SCAG in the Regional Housing Element is the deposit of municipal funds in local lending institutions contingent upon acceptable loan performance in older, declining neighborhoods.

Complaints of housing discrimination are handled by the Long Beach Fair Housing Council. The Council also handles local landlord-tenant disputes within Diamond Bar, and indicates that there are approximately 1-2 discrimination complaints per month from residents in Diamond Bar.

E. PROGRESS REPORT

California Government Section 65588(a) provides that each local government shall review its housing element annually, or as frequently as appropriate, to evaluate the following:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goals.
- The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- The progress of the city, county, or city and county, in implementation of the housing element.

At present, the City of Diamond Bar does not have a record of implementing housing programs, and can not, therefore, report on their progress. These guidelines will be used when the housing element is updated. At present, neither the U.S. Department of Housing and Urban Development (HUD) nor the Los Angeles County Housing Authority has information on the number or type of federal or State housing subsidies in Diamond Bar.

The City will prepare the new Comprehensive Housing Assistance Strategy (CHAS) report by the end of the year which will detail the extent of assistance in the City. Since Diamond Bar's population is over 50,000 it will be eligible to use Federal Community Development Block Grant (CDBG) funds for housing programs.

F. HOUSING GOALS, OBJECTIVES, AND STRATEGIES

"IT IS THE OVERALL GOAL OF THE PLAN FOR COMMUNITY DEVELOPMENT THAT THERE BE ADEQUATE HOUSING IN THE CITY, BOTH IN QUALITY AND QUANTITY, TO PROVIDE APPROPRIATE SHELTER FOR ALL WITHOUT DISCRIMINATION."

GOAL 1 "The City should provide opportunities for development of housing suitable to meet the diverse needs of residents, and to support healthy economic development."

Objective 1.1 Development of an adequate supply of housing to meet Diamond Bar's housing needs as follows.

Category	Five Year Housing Need ¹		Housing Goal ²	
	Number	Percent	Number	Percent
Very Low	117	15	30	15
Low	182	23	47	23
Moderate	144	18	37	18
Upper	338	43	86	43
Total	781	100	200	100

¹ Based on Regional Housing Needs Assessment (RHNA).

² Through 1994.

Strategies:

- 1.1.1 Consider commercial/office developments which propose a residential component as part of an overall mixed use concept, where feasible, in planned development and specific plan projects.
- 1.1.2 Do not create restrictions on the development of housing for the purpose of preventing development of low and moderate housing.
- 1.1.3 Prepare a public information packet summarizing the City's zoning and development requirements for residential construction.
- 1.1.4 Establish a monitoring program which identifies the type and cost of housing being produced within Diamond Bar, as well as the availability of vacant land which can be used to accommodate a variety of housing types; produce required reports to accomplish the programs outlined in this plan for housing that is affordable to "very low," "low," and "moderate" income households.
- 1.1.5 To ensure well planned residential growth while meeting the City's housing responsibilities, review proposed residential projects, general plan amendments, and changes of zone for their effects on the neighborhood, the City, and regional housing needs.
- 1.1.6 Provide timely review of development requests with fees sufficient only to cover the actual costs (direct and overhead) incurred by the City. In order to do so, consider changes in case processing such as:
 - Computerize case records to allow for automated case tracking.
 - Schedule case processing timetables to provide reasonable expectations in processing applications based upon available resources.
 - Maintain review of EIR's to the minimum period required by law.
- 1.1.7 Encourage use of innovative site development and construction materials and techniques consistent with City ordinances and the UBC to reduce the cost of site preparation and/or construction and to provide a mix of dwelling unit types.
- 1.1.8 Comply with California Government Code Section 65915 by providing a minimum 25 percent density bonus, or equivalent financial incentive, to residential developers who agree to make a minimum of 20 percent of the units within the project affordable to households with an income of 80 percent of the County median income, or make 10 percent of the units within the project affordable to households with an income of 50 percent of the County median income, or make 50 percent of the units available exclusively to senior citizens.

- 1.1.9 Investigate the feasibility of establishing a requirement that ten percent (10%) of all new housing within proposed housing developments be affordable to very low, low, or moderate income households or pay an "in lieu" fee to be used by the City for the provision of housing affordable to very low, low, or moderate income households. If determined to be feasible, implement the program.
- 1.1.10 Establish parking requirements for housing to a level consistent with the occupant's transportation needs.
- 1.1.11 Facilitate the provision of single and multiple family dwelling units available to very low, low, and moderate income households through participation in the Mortgage Revenue Bond Program, issuance of Mortgage Credit Certificates, and use of other viable economic resources. Encourage private sector participation in the provision of very low, low, and moderate cost housing by offering such programs to developers who provide at least 20 percent of the housing units within prices which are affordable to very low, low, and moderate income households.

GOAL 2 "Encourage adequate housing opportunities for all economic segments of the community, regardless of age, race, ethnic background, national origin, religion, family size, sex, marital status, physical conditions, or any other arbitrary factors".

Objective 2.1 Ensure that the existing supply of low and moderate cost housing within Diamond Bar does not diminish.

Strategies:

- 2.1.1 Where proposed development projects or other discretionary actions of the City of Diamond Bar would reduce the number of existing subsidized dwelling units, ensure that appropriate offsets are provided as part of the proposed action.
 - a. To avoid potential reduction in the supply of rental housing, prepare a condominium conversion ordinance which would limit the conversion of rental apartments to condominiums or cooperatives.
 - b. Require that all successful conversion applicants provide a relocation assistance program for displaced tenants, encouraging relocation within the community.
 - c. Based on the provisions of Government Code Section 65863.7, consider requiring the submission of a report detailing the impacts of any proposed mobilehome park conversion to a nonresidential use concurrent with the filing of any discretionary permit on such property.
 - d. Annually assess all affordable or assisted housing units that are considered "at risk" as delineated in the "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion (1989)" or other appropriate federal or State documents.

- e. Investigate the feasibility of programs to ensure that "for sale" housing which is subsidized so as to be affordable to very low, low, and moderate income households remain affordable to those income groups after sale to the first buyer.

Objective 2.2 Prevent housing discrimination in Diamond Bar.

Strategies:

- 2.2.1 Distribute information regarding the activities of the City to assist in the resolution of housing discrimination cases.
- 2.2.2 Participate in the activities of the Long Beach Fair Housing Council as they affect the City of Diamond Bar.

Objective 2.3 Cooperate with regional agencies to provide housing for the elderly, handicapped, homeless, and other special needs groups.

Strategies:

- 2.3.1 Promote housing accessibility for elderly, handicapped, and disabled persons.
- 2.3.2 Specifically encourage development of assisted rental housing for the elderly, handicapped, and disabled. Specifically encourage development of such housing through the use of density bonuses, tax-exempt bonds, and land write-downs, combined with federal and State housing subsidies.
- 2.3.3 Provide information regarding the availability of emergency shelter.
- 2.3.4 Pursue State, federal, and private programs designed to expand housing opportunities for all segments of society including the elderly and the handicapped. Determine the extent to which such programs are consistent with the goals and objectives of the Diamond Bar General Plan, and the extent to which such programs can be incorporated into future development within the City. Programs include but are not limited to:

FEDERAL DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HUD)

- Federal Community Development Block Grant monies for senior citizen and handicapped housing projects.
- Section 202 funding for financing of rental housing projects.
- Section 203 insurance for acquisition and rehabilitation financing for single family homes.
- Section 207 rental housing funding.
- Section 213 cooperative housing funding.

- Section 221 rental and cooperative housing for moderate income families.
- Section 223 purchase and refinance of existing rental units.
- Section 234 insurance for condominiums.
- Section 241 supplemental loan insurance for existing multi-family rental housing.

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

- Self-Help Housing Program: technical assistance grants and mortgage assistance for owner-builder organizations.
- Mobilehome Park Assistance Program. Financial and technical assistance to residents to purchase mobilehome parks.
- California Homeownership Assistance Program. Shared appreciation loans for manufactured housing or for renters in projects converting to cooperative or condominium ownership.
- California Housing Rehabilitation Program. Rehabilitation loans from Proposition 77 to owner occupants of substandard housing, including low income and rental housing.
- Family Housing Demonstration Program. Loan funds for construction or purchase and rehabilitation of housing that includes support services such as child care, job training, etc.
- Rental Housing Construction Program. Loan funds to government agencies for profit and non-profit sponsors of new rental housing projects.
- Predevelopment Loan Program. Loans to local government agencies and nonprofit corporations to pay predevelopment costs incurred in developing low income housing.
- Senior Citizens Shared Housing Program. Funds technical assistance to, matching services for, and development costs of, shared housing for senior citizens.

CALIFORNIA HOUSING FINANCE AGENCY

- Resale Program. Below market interest rate mortgage financing for first-time homebuyers earning less than \$40-45,000, depending on family size. The sales price maximum is presently \$113,000.
- Home Purchase Assistance Program. Up to \$15,000 deferred payment with 3 percent simple interest second mortgage loans to lower income first-time homebuyers.

- Matching Down Payment Program. Matches first-time homebuyer's down payment up to \$5,000. Loans only to CHFA first-time borrowers. Loans are due on sale and carry 3 percent simple interest.

LOS ANGELES COUNTY HOUSING AUTHORITY

- Section 8 Existing Certificates. Rental subsidies.
- Home Improvement Loan Program. Below market interest rate loans up to \$15,000 for eligible homeowners. Eligible improvements include new roof, exterior paint, etc. All health and safety violations must be corrected.
- Repair Service Program for Senior Homeowners. One time grant of labor and materials for eligible homeowners for minor repairs and weatherization and insulation.

CITY OF DIAMOND BAR

- If found to be feasible, requirements for provision of "in lieu" funds for development of housing affordable to low and moderate income households.

PRIVATE ORGANIZATIONS

- Savings Associations Mortgage Company (SAMCO). A statewide organization supported by stockholder savings institutions to provide financing for affordable housing projects.
- California Community Reinvestment Corporation (CCRC). A resource pool supported by the State's banks to assist in financing affordable housing.

2.3.5 Following acquisition of federal Community Development Block Grant funds by 1993, designate a Housing Coordinator in the Planning Department to make applications for various state and federal programs. Earmark at least \$25,000 annually from various sources toward meeting the housing needs of Diamond Bar residents.

2.3.6 Work with the Los Angeles County Housing Authority and nearby cities to establish a continuous emergency shelter program serving the eastern portion of the County. Funds for homeless shelters available through the McKinney Act include:

- Emergency Shelter Grants for building acquisition and rehabilitation, rental assistance, and payment of security deposits.
- Section 8 Mod Rehab Assistance for Single Room Occupancy Housing can be used to rehabilitate a single room occupancy hotel.
- Supplemental Assistance for Facilities to Assist the Homeless.

- Supportive Housing: The Transitional Housing Program provides funds for both building rehabilitation and five years of operating funds for transitional housing programs (3 months to 2 years).
- Permanent Housing for the Handicapped Homeless.
- The Federal Emergency Management Agency (FEMA) Emergency Food and Shelter Program can provide short-term rental subsidies to prevent eviction, payment of mortgage to prevent foreclosure, and utility assistance to families or individuals.

GOAL 3 Preservation and conservation of existing housing stock and maintenance of property values and residents' quality of life.

Objective 3.1 Maintain and encourage the improvement of the quality and integrity of existing residential neighborhoods.

Strategies:

- 3.1.1 Adopt a housing/neighborhood preservation program, including incentive programs to ensure ongoing maintenance.
- 3.1.2 Permit sorority/fraternity and other group housing only to the extent that associated nuisance factors are mitigated and to the extent that the quiet, suburban or rural character of the existing residential neighborhood is preserved.
- 3.1.3 Enact Development Code provisions which would permit the development of second units on a single family parcel only to the extent that the single family character of the neighborhood is protected, and to the extent that road, water, and sewer systems are capable of supporting such development.
- 3.1.4 Determine the feasibility of establishing a Craftsman and Tool Lending Program, utilizing State funding if necessary.

Objective 3.2 Eliminate substandard housing by establishing a program to investigate and encourage the rehabilitation of substandard housing units within Diamond Bar.

Strategies:

- 3.2.1 Investigate the availability of funds, including City "in lieu" funds, for establishing a housing rehabilitation program.
- 3.2.2 Establish a program of public information and technical assistance to encourage the continued maintenance of currently sound housing as neighborhoods age within the City of Diamond Bar.

- 3.2.3 Utilize available housing rehabilitation/conservation funds to establish a fund to assist low and moderate households with painting, minor repairs, and general maintenance.
- 3.2.4 Work with the State Franchise Tax Board in order to enforce the provisions of California Revenue and Taxation Code Sections 17299 and 24436.5 which prohibit owners of substandard housing from claiming depreciation, amortization, mortgage interest, and property tax deductions on State income tax.

III. PLAN FOR RESOURCE MANAGEMENT

A. INTRODUCTION

Open Space Elements and Conservation Elements were first required to be a part of city and county General Plans in 1970. Within Diamond Bar, many issues dealing with conservation also overlap issues related to open space, such as "open space for the preservation of natural resources" and "open space for the managed production of resources" (State of California General Plan Guidelines). As a result of this overlap and interdependency, these two general plan requirements have been combined into a Plan for Resource Management, which is permitted under State law.

Diamond Bar recognizes its role as a responsible steward of all lands within its jurisdiction. The Plan for Resource Management deals with "open-space land" issues, defined by Section 65560(b) of the Government Code as "any parcel or area of land or water which is essentially unimproved and devoted to open space use..." Open space uses encompass four principal categories: natural resources; managed production of resources; outdoor recreation; and public health and safety. The first part of this Plan addresses open space and visual resources, biological resources, and parks and recreation.

The Plan for Resource Management also establishes strategies for effectively managing local natural resources to prevent waste, destruction, or neglect. This portion of the General Plan is concerned with the conservation, development, and utilization of natural resources such as water (including reclaimed wastewater), energy, and the disposal and reuse of solid wastes. As recommended in state law, agriculture and mineral resources are two other natural resources that are analyzed.

It is the intent of the Plan for Resource Management to:

- Create and retain an open space system which will conserve natural resources, preserve scenic beauty, promote a healthy community atmosphere, provide open space for outdoor recreation, and protect the public safety.
- Identify limits on the natural resources needed to support urban and rural development within the City and its sphere of influence, and ensure that those resources are used wisely and not abused.
- Provide a park, recreation and open space system which enhances the livability of urban and suburban areas by providing parks for residential neighborhoods; preserving significant natural, scenic, and other open space resources; and meeting the open space and recreational needs of Diamond Bar residents.

The Plan for Resource Management is closely related to the Land Use portion of the Plan for Community Development since areas designated for open space must be consistent with designations on the Land Use map. Areas designated as open space for public health and safety reasons in the Plan for Resource Management are similarly addressed in the Plan for Public Health and Safety.

B. EXISTING CONDITIONS

1. OPEN SPACE AND VISUAL RESOURCES

Diamond Bar is well known as a master-planned hillside residential community with outstanding views of natural slopes and ridgelines. There are a number of undeveloped areas in the City that constitute potential open space resources. The portion of Tonner Canyon that is within the City's sphere of influence offers tremendous open space opportunities and visual resources.

The natural slopes and ridges have provided a distinctive visual identity to the community's natural and developed areas.

2. BIOLOGICAL RESOURCES

While Diamond Bar still contains several areas that support native plants and animals, these resources have undergone considerable transition over the years. The native flora and fauna which once inhabited the City have been largely eliminated in developed areas. Historical agricultural and recent urban development have removed large areas of natural vegetative cover. Animals that once inhabited the valley floor have been forced into nearby undisturbed areas to the southwest, south, southeast, and east of the City limits.

The City's sphere of influence, encompasses the middle 3,600 acres of Tonner Canyon, which is considered a "Significant Ecological Area" (SEA) by Los Angeles County due to its wealth of biological resources. This portion of the canyon contains extensive stands of riparian, oak, and walnut woodland plants, which are considered sensitive and important native plant habitats by the California Department of Fish and Game. Tonner Canyon supports a diverse population of native animals, including the California ground squirrel, cottontail rabbit, coyote, the Pacific as well as possibly the endangered Stephen's kangaroo rat, and several species of mice. Numerous birds also utilize this area, including several species of hawks and owls, which are all protected under California Fish and Game laws. A sensitive species of pond turtle was also observed in the upper portion of the canyon, although it was just outside the City limits and sphere of influence.

3. PARKS AND RECREATION

There are several existing park and recreation facilities within the City's boundaries that provide active and passive recreational opportunities to City residents. The City has seven developed parks ranging in size from 2 acres to 26 acres. The City also has two undeveloped parks and one joint park facility with Walnut Valley Unified School District. Small athletic fields and playgrounds are available at the 8 elementary and 2 intermediate schools in the City. More extensive fields and a gymnasium are available at Diamond Bar High School. There are also several quasi-public and private recreational facilities, including the Diamond Bar golf course, "The Country" park, YMCA and Little League fields on Sunset Crossing.

The State and National recreation agencies recommend a minimum of 2 acres of developed active public parkland and 0.5 acres of undeveloped or passive parklands per 1,000 residents. The City ratio of 1.1 acres of developed public parkland per 1,000 residents¹ is under the State and National recreation agencies recommendation, which will need to be addressed. The City will need to provide adequate park acreage and recreation facilities to serve the need of present and future residents.

¹ Only developed public parks are included in this figure. The 1.1 acres per 1,000 population ratio does not include privately/owned recreation facilities or the Diamond Bar Golf Course, and thus includes only the 59.4 acres of publicly owned parks.

Currently, within the City there is a total of 470.8 acres of recreational facilities, including 59.4 acres of developed parkland and 75.5 acres of undeveloped parkland for a total of 134.9 acres of city owned park land. Within the City there are quasi-public parkland and/or facilities that may require user fees; these include the Diamond Bar Golf Course, YMCA and Little League fields.

There is also a private parkland and facility which consists of "The Country" park. Only residents of "The Country" can use the park which consists of 16.4 developed acres and 133.5 undeveloped acres.

The City is located within an hour of several regional recreation and national forest areas such as the Chino Hills State Park, as well as San Gabriel and San Bernardino National Forests to the north and northeast, which include the summer and winter resort areas of Big Bear Lake and Lake Arrowhead. The forests provide outdoor activities as diverse as swimming, boating, hiking, camping, downhill skiing, and cross country skiing. There are also County recreation facilities available at Schabarum Regional Park to the west and Bonelli Regional Park to the north (which contains Puddingstone Lake).

Within the City, the 57 Freeway is designated as a State Scenic Highway with views of the mountains to the north and east. Local roadways such as Golden Springs Drive, Diamond Bar Boulevard, and Grand Avenue offer a variety of suburban and open views within the City.

**Table III-1
Local Recreational Facilities**

Facility	Acres - Developed	Acres - Undeveloped	Baseball Fields - Unlighted	Baseball Fields - Lighted	Basketball Courts	Tennis Courts - Lighted	Picnic Tables - Covered	Picnic Tables	Bar B.Q.	Fitness Course	Tot Lot	Restrooms	Parking Spaces	Office/Storage	Address
Local Parks															
1. Heritage	3.4			1	1/2			■	■		■	■	36	■	2900 Brea Canyon Road
2. Ronald Reagan	6.0				1	3	■	■	■		■	■	33	■	2201 S. Peaceful Hills Rd.
3. Starshine	2.0										■		0		20838 Starshine Road
4. Maple Hill	4.0				1	3		■	■		■	■	35	■	1309 S. Maple Hill Road
5. Paul C. Grow	5.0		2		1			■	■	■	■	■	10	■	23305 Quail Summit & Highbluff Road
6. Summit Ridge	26.0		1				■	■	■	■	■	■	53	■	1425 Summitridge Drive
7. Sycamore	4.0	50''	1					■	■		■	■	62	■	22930 Golden Springs Drive
8. Peterson	9.0			2			■	■	■		■	■	48		24142 E. Sylvan Glen Drive
9. Pantera		23													Pantera Drive
10. Larkstone		2.5													Larkstone Drive & Dab Court
SUBTOTAL	59.4	75.5													
Other Facilities															
11. Diamond Bar Golf Course	178														
12. Little League Park***	8														
13. The Country Park**	16.4	133.5'													
TOTAL	261.8	209.0	4	3	4	6							277		

Source: Diamond Bar Recreation Department

** Open Space Park

*** Privately Owned

4. WATER RESOURCES

One of the fundamental long-term constraints for both urban and rural development is the availability and quality of water. As throughout Southern California, water availability has become, and will remain, a major resource constraint facing Diamond Bar. The strategies for this section focus on the actions which must be taken to ensure the continuing supply of water needed to support Diamond Bar's future.

Water is provided to the area by the Three Valleys Municipal Water District but locally distributed through the Walnut Valley Municipal Water District. Ultimately, almost all local water districts receive most of their imported water (other than groundwater) from the Metropolitan Water District (MWD). As a result of the ongoing State-wide drought, now in its sixth year, the MWD has restricted local water supplies by 25 percent through the imposition of surcharges on water that is supplied in excess of these levels. A Master Plan of Water is being prepared by the Walnut Valley Water Municipal District which estimates a buildout population for Diamond Bar on the order of approximately 75,000 residents, which is higher than the estimated buildout of the City. The degree to which the modest amount of growth projected by the General Plan can be accommodated by the local water districts will depend on the regional availability of water.

5. ENERGY RESOURCES

The availability of energy resources is a growing societal concern. Urban and suburban land uses within the City all rely on the availability of a continuing supply of affordable energy resources. However, recent experience has been that unless society's awareness of the critical nature of energy availability is increased, significant dislocations in the economy and local quality of life can result. Energy conservation is not only necessary to the continued functioning of modern society, but provides immediate benefits to individuals and businesses in utility bill savings and improved air quality. The strategies provided in this section propose energy efficient building and land use practices. Many other actions needed to conserve energy require cooperation with federal and State agencies, as well as with public utilities, which have indicated their interest in promoting energy conservation.

6. SOLID WASTE

Landfill disposal of solid wastes and the conservation of recyclable materials have become important public concerns by reason of the diminishing capacity of landfill space and growing environmental problems facing our State. For this reason, the State Legislature passed the California Integrated Waste Management Act of 1989 (AB939). The Act, also known as Public Resources Code Section 41000 et. seq., requires each city to prepare, adopt, and implement a Source Reduction and Recycling Element (SRRE) which identifies how that jurisdiction will divert, through a combination of source reduction, recycling, and composting programs, 25 percent of solid wastes from landfill disposal by 1995, and 50 percent or the maximum amount feasible by the year 2000.

Since the improper disposal of hazardous wastes poses a more serious risk to the public's health and threatens the environment in which we live, the Legislature passed AB 2707 (Public Resource Code Section 47500 et. seq.) which requires each city to prepare a Household Hazardous Waste Element (HHWE). The HHWE describes how the City will dispose of hazardous substances like household cleaners, paints, pesticides, and motor oil.

7. AGRICULTURE

The City of Diamond Bar presently has no important agricultural farmlands according to the California Department of Conservation, Division of Land Resource Protection, and the Soil Conservation Service of the U.S. Department of Agriculture. These agencies classify important farmland into six categories according to soil type: prime; potential prime, statewide important; locally important; and unique farmlands. While none of these classifications have been applied to soils in Diamond Bar, the area did at one time support extensive walnut groves and cattle ranches.

Over the last 30 years, the farm and ranchlands that once typified Diamond Bar have been converted to urban and suburban uses. Prior to 1900, the production of walnuts and cattle grazing were the primary agricultural activities within the City. Today, only scattered grazing remains, primarily on the Tres Hermanos property in the northeastern corner of the City. This area contains the "headwaters" of Tonner Canyon, and the upper portions of this canyon, just south of Tres Hermanos and west of Diamond Bar, are also grazed periodically. The middle portion of Tonner Canyon, within the City's sphere of influence, supports oil production, as well as the Firestone Boy Scout Camp, and is not grazed on a regular basis.

The entire Southern California region is experiencing a strong demand for housing and urban development. Because of this demand and the inevitable conflicts between urbanization and agriculture, previously extensive agricultural land in the City has already been systematically removed from production. Therefore, the remaining agricultural (grazing land) within the City will eventually be phased out.

8. MINERAL RESOURCES

The City of Diamond Bar does not contain any identified (significant) mineral resources. The State of California has established four categories of Mineral Resource Zones (MRZs). Most of Diamond Bar is considered in MRZ-1, which identifies areas where adequate information indicates no significant aggregate deposits are present. However, a particular bedrock formation (Puente) underlies scattered portions of the City. This formation is classified as MRZ-3, which identifies areas that may contain aggregate mineral deposits but whose significance cannot be evaluated from available data. Based on available data, development in Diamond Bar will have to import substantial quantities of aggregate materials anyway, since none of the surrounding areas contain extensive deposits.

C. RESOURCE MANAGEMENT ISSUES

1. OPEN SPACE AND VISUAL RESOURCES

There are several major vacant hillside or open space areas remaining in the City, which are under various pressures to develop. The City needs to determine which areas will be preserved and what means to use to best assure their protection. Portions of these areas should be preserved for (new) active and passive parks.

ISSUE ANALYSIS:

There is a need to provide a balanced open space preservation and recreation plan which responds to existing and future developments within the City and the sphere of influence.

2. BIOLOGICAL RESOURCES

The City and its sphere of influence contains several areas with significant biological resources. These areas should be considered for preservation in conjunction with important open space and visual resource areas. This includes wildlife corridors to prevent isolation and loss of diversity in biological "islands" if they are cut off from larger and more diverse areas.

ISSUE ANALYSIS: There is a need to protect areas with important biological resources, both within the City and the sphere of influence.

3. PARKS AND RECREATION

The City has a variety of recreational facilities presently available for local residents. While there are numerous facilities in the area, some local parks are small or isolated. There are few additional parks planned for the future. As the City grows, there will be additional demands placed on existing facilities.

ISSUE ANALYSIS: There is a need to plan for adequate parks and recreational facilities to serve the growing needs of local residents through the utilization of existing facilities within City boundaries and throughout the area; additional recreation parklands are necessary to meet the community needs.

4. WATER

Water is a scarce, and expensive, natural resource. The City already makes use of reclaimed water, and this source will probably be depended on more in the future to "free up" potable water for additional domestic use. The level of additional population growth in the City will be modest, but water may continue to be a limiting factor in long-range planning.

ISSUE ANALYSIS: The City should work with local water purveyors and the community to encourage water conservation and use of reclaimed water.

5. ENERGY

While water is the current resource shortage, there have also been short-term energy (fossil fuel) shortages. In times of increasing population, consumption, and environmental awareness, the efficient use of energy will continue to be an important aspect of responsible community life. There are many educational, governmental, and private institutions nearby that are on the cutting edge of energy technology. The City should avail itself of environmentally safe methods of resource conservation and encourage testing of new technologies.

ISSUE ANALYSIS: The City should encourage energy conservation and innovation in energy systems.

6. SOLID WASTE

While the disposal of solid waste is a significant problem, recent legislation has several immediate and specific implications for Diamond Bar. Cities are now required to reduce their production of solid waste and implement recycling programs, as well as arrange for the disposal of hazardous household materials.

ISSUE ANALYSIS: The City should outline an integrated waste management strategy and identify programs that will assist the City in minimizing the environmental impacts of landfill disposal of solid wastes as mandated by State Law.

7. AGRICULTURE

Although Diamond Bar began as an agricultural community, it has become a residential suburban community. Cattle grazing is the only agricultural activity that remains as a reminder of this heritage. The lands that presently support grazing are already planned for various types of development.

ISSUE ANALYSIS: The City should develop policies dealing with the conversion of grazing agricultural land to other land uses.

8. MINERAL RESOURCES

There are no significant, concentrated mineral resources in Diamond Bar.

ISSUE ANALYSIS: There is no identified issue.

D. GOALS, OBJECTIVES, AND IMPLEMENTATION STRATEGIES

"IT IS THE OVERALL GOAL OF THE PLAN FOR RESOURCE MANAGEMENT TO PROVIDE AND MAINTAIN ADEQUATE OPEN SPACES IN THE CITY TO SERVE THE DIVERSE RECREATIONAL NEEDS OF ITS RESIDENTS, WHILE FOSTERING THE WISE USE OF LIMITED NATURAL RESOURCES."

GOAL 1 "Create and maintain an open space system which will preserve scenic beauty, protect important biological resources, provide open space for outdoor recreation and the enjoyment of nature, conserve natural resources, and protect public health and safety."

Objective 1.1 Preserve significant visual features which are within, or are visible from the City of Diamond Bar, with an emphasis on the preservation of remaining natural hillside areas.

Strategies:

- 1.1.1 Develop regulations for the protection of ridgelines, slope areas, canyons, and hilltops. Require contour or landform grading, clustering of development, or other means to minimize visual impacts to ridgelines or prominent slopes.
- 1.1.2 Require that all excess excavated and waste materials be properly removed and disposed of, or otherwise placed so as to become an integral part of the site development.
- 1.1.3 Require that dwelling units and structures within hillside areas be sited in such a manner as to utilize ridgelines and landscape plant materials as a backdrop for the structures and the structures themselves to provide maximum concealment of cut slopes.

- 1.1.4 Preserve to the maximum extent possible existing vegetation within hillside development areas not designated for construction.
- 1.1.5 When deemed necessary by the City, require that significant vegetation which cannot be preserved in place, but is suitable for transplanting, be relocated.
- 1.1.6 Where possible and practical, require that dwelling units, structures and landscaping be sited in a manner which:
 - Protects views for existing development
 - Retains opportunities for views from dwellings
 - Preserves or enhances vistas, particularly those seen from public places
 - Preserves mature trees, natural hydrology, native plant materials, and areas of visual interest.
 - Permits removal of vegetation as part of a City or Fire District approved fuel modification program.
- 1.1.7 Utilize grading permit procedures to ensure that site designs for development proposals for hillside areas conform to the natural terrain, and consider the visual aspects.
- 1.1.8 Work with the appropriate jurisdictions to protect prominent ridges, slopes, and hilltops in and adjacent to the City and its sphere of influence, such as SEA 15 within Tonner Canyon, the hills in the City of Industry, west of the 57 Freeway at Grand Avenue, the hills within the County of Los Angeles (Rowland Heights), west of the 57 Freeway, south of Brea Canyon Cutoff, the portion of Tonner Canyon within the Chino Hills Specific Plan, and the portion of Tonner Canyon within the City of Brea (Orange County).
- 1.1.9 Enact provisions and techniques that enhance groundwater recharge and local water recovery.

Objective 1.2 Where ecologically and financially feasible, maintain, protect, and preserve biologically significant areas, including SEA 15, riparian areas, oak and walnut woodlands, and other areas of natural significance, providing only such recreational and cultural opportunities as can be developed in a manner sensitive to the environment.

Strategies:

- 1.2.1 Ensure that all development, including roads, proposed adjacent to riparian and other biologically sensitive habitats avoid significant impacts to such areas. Require that new development proposed in such locations be designed to:
 - Minimize or eliminate impacts on environmentally sensitive areas;

- Protect the visual seclusion of forage areas from road intrusion by providing vegetative buffering;
 - Provide wildlife movement linkages to water, food and nesting where practical;
 - Provide vegetation that can be used by wildlife for cover along roadsides; and
 - Avoid intrusion of night lighting into identified areas through properly designed lighting systems.
 - Avoid blocking of wildlife corridors and migration paths by fences or other obstructions.
 - Replace fresh drinking water for wildlife when natural water areas are removed or blocked.
- 1.2.2 Preserve existing mature trees and vegetation within existing natural and naturalized areas to the extent feasible. Natural vegetation is to be removed only as is necessary to locate approved development and the construction of needed infrastructure.
- 1.2.3 In conjunction with local schools and volunteers, the City may participate in an environment education program.
- 1.2.4 Pursue preservation of canyon areas in their natural state.

Objective 1.3 Maintain a system of recreation facilities which meets the active and passive recreational needs of Diamond Bar residents of all ages.

Strategies:

- 1.3.1 Develop Recreation facilities emphasizing active and passive recreation areas. The development of a community center, the acquisition of traditional neighborhood parkland including community athletic fields should be pursued.
- Improve and enhance existing recreation areas.
 - Pursue joint public/private development of recreation facilities.
 - Develop and maintain a comprehensive inventory of recreation facilities and update the facilities to ensure that the City's needs are being met.
 - Actively pursue land acquisition for parks.
 - Pursue acquisition of various hillside areas for natural parks.

- Initiate a program of identifying environmentally significant areas in the City and the sphere of influence, and analyze the possibility of protecting any unique or significant environmental features of such areas.
 - Pursue protection of environmentally significant areas.
 - Pursue development of an integrated trails system within the community.
- 1.3.2 Unless there is an overriding public recreation need, require that open space areas, which are set aside as part of a development project have use suitable restrictions.
- 1.3.3 Maintain an inventory of open lands which were set aside for open space uses as part of previous development approvals through the County, and require verification as to the existence of any potential open space restrictions previously approved on the subject property, prior to accepting development proposals.
- 1.3.4 Recreational Open Space shall be preserved as recreational open space including, but not limited to, the Diamond Bar Golf Course.
- 1.3.5 Plan for the development of a system of greenbelts within the community.
- 1.3.6 Strive to provide neighborhood and community park facilities, such that a rate of 5.0 acres per parkland is ultimately achieved.
- 1.3.7 Develop a Needs Analysis to determine the present and future recreation and park needs.
- 1.3.8 Prepare a comprehensive Master Plan of Parks which analyzes present and future recreation and park needs.
- Develop design standards for park size, location, relationship and impact to adjacent properties and community facilities.
 - Provide list of existing park sites to be improved or expanded.
 - Target locations for park acquisition and type of park required.
 - List timing and phasing of acquisition and improvements of parkland.
 - Provide costs of acquisition and improvements, including funding sources and implementation priorities.

GOAL 2 "Identify limits on the resources needed to support existing and future uses within the City of Diamond Bar and its sphere of influence, and ensure that resources are used wisely."

Objective 2.1 Minimize the consumption of water through a combination of water conservation and use of reclaimed water.

Strategies:

2.1.1 Coordinate with the local water agencies to encourage and expand the use of reclaimed wastewater, stored rainwater, or household gray water for irrigation.

- a. In cooperation with adjacent communities and area water purveyors, develop a plan to initiate the use of reclaimed water; require new development and intensification of existing development to include dual water systems in appropriate locations.
- b. Work with the local schools and establish a public education program providing information to City residents regarding the potential and advantages for reuse of water.
- c. Where feasible, direct storm waters collected in streets and drainage systems to settling basins or small lakes within parks or open space areas, as long as it benefits and does not adversely disrupt local plants or wildlife.

2.1.2 Encourage the installation of contemporary and feasible water conservation technologies into new developments, or retrofitted into existing developments, where intensification is proposed.

- Pressure reducing valves that would reduce supply line pressures in excess of 50 psi to 50 psi or less.
- Flush valve operated water closets which minimize water usage.
- Drinking fountains equipped with self-closing valves.
- The insulation of all hot water lines for the purpose of providing hot water faster with less water waste, and keeping hot water pipes from heating cold water pipes.
- Thermostatically controlled mixing valves for baths and showers, and water conserving models of washers and dishwashers.
- Low flow faucets and shower heads.

2.1.3 Encourage the use of primarily drought-tolerant plants, efficient design in landscape application, and the use of reclaimed water systems.

- a. As part of the City development review of landscaping plans, discourage installation of large areas of lawn or turf, or limit installations to areas that require the use of grass where feasible.

- b. Where domestic water supplies are used in the irrigation of turf areas, encourage the use of drought tolerant vegetation.
 - c. To the extent possible, encourage the preservation of existing native trees and shrubs, as established plants are often adapted to low water consumption.
 - d. Require residential builders to provide information to prospective buyers of new homes within the City of Diamond Bar regarding drought-tolerant planting concepts.
 - e. Require non-residential builders to provide information to prospective buyers or tenants within the City of Diamond Bar regarding drought-tolerant planting concepts.
 - f. Where possible, require the extensive use of mulch in landscape areas to improve the water-holding capacity of the soil by reducing evaporation and soil compaction.
- 2.1.4 Require irrigation efficiency within the City. Encourage and upgrade irrigation systems to the most efficient system available.
- 2.1.5 Be prepared for rationing or supplies of water being limited in case of extended drought. Prepare Water Management Regulations that can be implemented should water supplies become severely limited. Potential actions could include restrictions against watering of sidewalks, excessive runoff from irrigation, yard watering on alternate days, etc.

Objective 2.2 Encourage efficient use of energy by minimizing the consumption of energy resources to the minimal amount needed to support existing and planned land uses, through a combination of efficient land use patterns and passive and active energy conservation systems.

Strategies:

- 2.2.1 As a general principle, replace total dependence on nonrenewable, imported energy resources with a greater reliance on locally available renewable resources to a degree which is feasible and in accord with current technology.
- 2.2.2 In conjunction with review of development applications, require the incorporation, where feasible, of the following:
- Provide for clusters of buildings with protected indoor or plaza/open areas within multiple family residential, commercial, and office projects to promote protection from the wind and sun.
 - Construct internal roadways of the minimum widths necessary for safe circulation in order to minimize solar reflection and heat radiation from impervious material.
 - Where possible, minimize reflective surfaces (i.e. parking lots) on the north and east side of buildings; alternatively, where parking areas must be located to the south or west of buildings, provide additional landscaping to reduce heat gain.

- Orient the maximum amount of glass possible toward the south, the side with the greatest amount of solar collection (heat gain potential), in combination with other measures for shading to mitigate against summer heat.
 - Use appropriate building shapes and locations in order to promote maximum feasible solar access of individual units.
 - Design individual buildings to maximize natural internal lighting through interior court wells, interior court areas, skylights, clerestory windows, and energy efficient building shapes.
 - Use canopies and overhangs to provide shade to windows during summer months, while allowing for reflection of direct sunlight through the windows during winter months (care should be taken to assure that overhangs and canopies do not prevent sufficient light for daytime purposes).
 - Incorporate the use of drought tolerant deciduous trees in landscaping plans, especially near buildings and around expanses of paved areas.
 - Incorporate drought tolerant deciduous vines, trellises, and canopies to shade south and westward facing walls, to cool them in summer months.
 - Locate trees and hedges planted close to buildings so as to channel beneficial cooling breezes through openings.
- 2.2.3 Ensure that sufficient shading of parking surfaces is provided within multi-family, commercial, and office projects to reduce heat gain.
- 2.2.4 Investigate the feasibility of adopting an Energy Ordinance that will incorporate retrofit provisions for the installation of energy conservation measures on existing structures, solar pool and hot tub provisions that will prohibit natural gas heaters as the primary energy source.
- 2.2.5 Implement, through the subdivision ordinance or through other appropriate mechanisms, the Solar Rights Act of 1978 which addresses structural orientation for solar access, and includes such concepts as solar easements, functional landscaping, street layout, and architectural designs that reduce energy costs.
- 2.2.6 Maintain in the Development Code provisions to require solar energy systems for the heating of swimming pools in all new multi-family residential developments.
- 2.2.7 Take full advantage of the CEQA process as a tool for evaluating energy use and potential energy impacts, and for implementing appropriate energy conservation measures.
- 2.2.8 Require the inclusion, where feasible, of provisions for energy efficient modes of transportation and fixed facilities which establish public mass transit, bicycle, equestrian, and pedestrian modes as desirable alternatives.

- 2.2.9 Work with appropriate federal, State, and private utility agencies to identify and facilitate appropriate legislation for utility rate revisions that would provide incentives for the conservation of energy by the shifting of energy usage to non-peak hours.
- 2.2.10 Increase public awareness of energy conservation technology and practices by the dissemination of information that describes energy conservation practices for community members. This will encourage ongoing communication and the generation of ideas, plans, and programs for the future development of Diamond Bar as an energy efficient city.

Objective 2.3 Reduce overall local energy consumption by promoting efficient land use patterns which reduce the amount of vehicular travel.

Strategies:

- 2.3.1 Land uses in the City will be planned to reduce vehicle miles traveled between compatible and related uses, such as home-shopping, home-office, home-school, etc.
 - a. This will apply to mixed-use Planned Developments in particular when planning and reviewing new land uses.
- 2.3.2 Design and implement a citywide system of bikeways and pedestrian trails as non-polluting circulation alternatives.

Objective 2.4 Cooperate with and encourage local educational, governmental, and private organizations in the development and use of new energy technologies that are deemed environmentally safe.

Strategies:

- 2.4.1 Maintain open communication with other local, regional, state or federal agencies regarding the evaluation of current energy problems and state-of-the-art technologies and practices.
- 2.4.2 Emphasize fuel efficiency and the use of alternative fuels in the acquisition and use of City-owned vehicles and fleet vehicles of City franchisees; support programs which would serve to enhance or encourage the use of public transit systems.
 - a. Cooperate with the South Coast Air Quality Management Agency in the development and local testing of new alternative fuels or other energy programs.
- 2.4.3 Participate with local organizations on research and/or the development of alternate energy sources, including cogeneration, photovoltaic, biomass, waste to energy, wind, etc.
- 2.4.4 Investigate the potential for adding provisions in the Development Code to require industrial and/or commercial projects to be sited to facilitate photovoltaic and/or cogeneration units.

Objective 2.5 Minimize the environmental impacts of landfill disposal of solid wastes through an aggressive public education and information campaign designed to promote a comprehensive program of source reduction, recycling, composting, and household hazardous waste reduction activities.

Strategies:

- 2.5.1 Develop and implement a Source Reduction and Recycling Element according to the guidelines established by State law and the California Integrated Waste Management Board.
- 2.5.2 Develop and implement a Household Hazardous Waste Element according to the guidelines of the California Integrated Waste Management Board. Incorporate this element into the Plan for Resource Management of the General Plan.
- 2.5.3 Reduce wasteful packaging of products sold in the City through educational and technical assistance which emphasizes the reduction of non-recyclable products, replacement of disposable materials with reusable materials, and the purchase of repairable products.
- 2.5.4 Implement a mandatory Citywide recycling program including residential curbside collection and voluntary on-site programs serving multi-family, commercial and industrial generators.
- 2.5.5 Educate residential, commercial and industrial generators about source reduction and recycling programs and encourage their participation by developing a promotional campaign which informs them about diversion programs, identifies opportunities for participation in such programs, and provides motivational incentives to increase participation.
- 2.5.6 Require commercial and industrial generators to develop and implement a source reduction and recycling plan tailored to their individual waste streams.
- 2.5.7 Reduce the amount of yard wastes generated by public and private residences through ongoing promotion of "grasscycling" and on-site composting of leaves and other organic materials.
- 2.5.8 Designate City held open space and public facilities as "green zones" and conduct an aggressive pursuit of existing and potential City uses for compost produced from locally generated yard waste such as park and median sites.
- 2.5.9 Increase public understanding of methods to reuse materials in their everyday lives. Encourage the provision of educational materials on the environmental damage of disposable products and materials.
- 2.5.10 Reduce the disposal of household hazardous wastes in landfills through continued cooperation with the County Sanitation Districts and the Los Angeles County Department of Public Works on implementation of a Countywide household hazardous waste management program.

IV. PUBLIC HEALTH AND SAFETY

A. INTRODUCTION

The Plan for Public Health and Safety contains provisions that relate to the protection of life, health, and property from natural hazards and man-made hazards. It is designed to identify areas where public and private decisions on land use need to be sensitive to hazardous conditions caused by slope instability, seismic activity, flood, fire, and wind.

State planning law requires cities and counties to identify hazardous conditions and to prepare and implement policies to assure public health and safety. Section 65302(g) of the Government Code describes these requirements (Safety Element) in the following terms:

"A safety element is for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards."

In addition, adoption of a Noise Element has been a requirement of local General Plans since 1971. Section 65302 (h) of the California Government Code requires:

"A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels..."

The Plan for Public Health and Safety provides the goals and strategies necessary to protect Diamond Bar residents from the hazards associated with natural and man-made environments. The purpose of these goals and strategies in this section is to incorporate safety considerations into the City's planning and decision making process to reduce identifiable risks.

The City of Diamond Bar and its citizens must decide the degree of risk that is acceptable for various natural and man-made hazards. Risks identified in existing development may be lowered to an acceptable level by physical alteration, relocation or demolition, or a change in the use altogether. For new development, the emphasis is to regulate construction so as to minimize identifiable risks to the extent possible.

The Plan for Public Health and Safety addresses the following issues:

- Geology and Seismicity
- Flooding
- Fire Protection Services
- Crime and Protection Services

- Emergency Services and Facilities
- Hazardous Materials
- Air Quality
- Noise

B. EXISTING CONDITIONS

The following summarizes information presented in the City of Diamond Bar Master Environmental Assessment.

1. GEOLOGY AND SEISMICITY

The Diamond Bar region is part of a dynamic geological region. It is underlain by marine sediments that are thousands of feet thick which were laid down over the last 25 million years. Bedrock materials are not well consolidated and consist of various sandstones, shales, and siltstones of the Puente formation, which is represented by three major components or members: La Vida; Soquel; and Yorba. Stream-carried (alluvial) materials are present in natural canyons while man-made fill is found in previously developed areas. Local soils are mainly derived from weathering of the bedrock units, and are not considered prime in terms of agricultural activities.

Southern California is seismically active, and the region contains a number of major active faults. The San Andreas Fault Zone, located 26 miles northeast of the City, is considered to have the greatest potential to cause regional damage. However, the Los Angeles County Engineer has estimated that four potentially active local faults (Whittier, San Jose, Sierra Madre, and San Gabriel) have a higher potential for causing local damage. Several major faults are located adjacent to the City. The Whittier Fault Zone passes just south of Tonner Canyon, the City's sphere of influence, while the Chino Fault passes within a mile of the City's eastern boundary. In addition, there are three small inactive local faults within Diamond Bar: the Arnold Reservoir Fault (near Grand Avenue in the northeast portion of the City; the Spadra Fault, located in the far northern portion of the City; and the Diamond Bar Fault, located in the south-central portion of the City. A small inactive fault, the Tonner Canyon Fault, is located in the City's sphere of influence.

2. FLOODING

Runoff in the City is accommodated by three major natural drainages: San Jose Creek to the west, Diamond Bar Creek to the southwest, and Brea Canyon Creek to the southwest. The only area of the City with flooding problems, as identified by the Federal Emergency Management Agency Flood Insurance Program, is along the Reed Canyon Channel at Brea Canyon Road and Lycoming. However, the lands within the City of Industry adjacent to Diamond Bar, generally located west of the 57 freeway from Temple to Lemon, also have potential flooding problems. While most of the backbone drainage system has already been installed by the County of Los Angeles, there are still a few links and improvements that have not been constructed. The City presently lacks a master plan of drainage. The sphere of influence is drained by Tonner Canyon Creek. This area presently has no major flood control improvements and flooding can occur along the entire length of this natural stream channel.

3. FIRE PROTECTION SERVICES

Diamond Bar faces a significant potential threat from wildland fires for the following reasons: it is adjacent to large undisturbed natural areas to the east and south; it has many undeveloped hillsides and canyons covered with native vegetation; many older homes have wood shingle or shake roofs; the state-wide drought has killed, damaged, or dried out much of the otherwise healthy natural, as well as introduced, vegetation; and the area periodically experiences strong dry "Santa Ana" winds when other fire conditions are high. Despite these conditions, the Insurance Service Organization (ISO) gives the developed portions of the City a rating of 3, which is considered good for urbanized areas. The sphere of influence and the undeveloped hillsides in the City that are adjacent to Tonner Canyon do not presently have (or need) these same levels of protection.

Fire protection services for the area are presently provided by the Los Angeles County Consolidated Fire Protection District, which maintains three stations in or adjacent to the City. County stations 119, 120, and 121 are fully equipped and staffed. Analysis of available service level data indicates that the City will probably not need an additional fire station, although any significant development in the sphere of influence area might require additional protection.

4. CRIME AND PROTECTION SERVICES

The level of major crime in Diamond Bar is presently half of that experienced in communities of comparable size. The types of local crimes are typical of suburban communities in the Los Angeles region, including vandalism, traffic accidents, and theft. Protection services are provided under contract to the City by the Los Angeles County Sheriff's Department out of the Walnut-San Dimas Regional Station. The City is presently served by 29 deputies and 18 patrol vehicles. The County maintains an average emergency response time of 4.5 minutes within the City. Diamond Bar will need additional protective services as it grows, although it may not need additional facilities within the City limits. The Firestone Boy Scout Ranch within the sphere of influence presently has private security.

5. EMERGENCY SERVICES AND FACILITIES

The Diamond Bar area is served by a number of hospitals and related medical facilities within Los Angeles, San Bernardino, and Orange counties. Although there is no major treatment facility within Diamond Bar, there are seventeen hospitals or major treatment centers within a 15 mile drive. The Los Angeles County Consolidated Fire Protection District maintains paramedic service at station 119 just west of the City, as well as at stations 61 and 118 in nearby Walnut. The County also contracts with several local companies for ambulance service, and can also provide airborne evacuation. The region could also face major emergencies or disasters, such as earthquakes, hazardous material spills, train accidents, high winds, etc. The City has recently begun developing a response plan for major emergencies.

6. HAZARDOUS MATERIALS

Hazardous materials presently create a potential threat to the City. The primary threat facing the City would come from a major traffic or train accident involving spillage of hazardous or toxic materials. There are industrial or other businesses within the City or in the nearby City of Industry that treat, handle, or store hazardous materials. As the area continues to grow, the likelihood of an accident or the potential for illegal dumping increases. The Los Angeles County consolidated Fire Protection District maintains "Hazmat" Response Teams to handle emergencies involving these materials, but the City must deal with the local implications of hazardous wastes. According to State law, the City is required to develop a "Household Hazardous Waste Element."

7. AIR QUALITY

The entire south coast air basin, within which Diamond Bar is located, suffers from some of the worst air quality in the nation. Pollutants are not only generated locally within the east San Gabriel Valley, but are also transported downwind from the Los Angeles basin. The primary pollutants of concern are ozone (oxidants) and nitrogen dioxide, which are mostly generated by vehicular exhaust. The number of first stage smog alerts has decreased dramatically from the early part of the decade. However, local ozone levels have still exceeded state standards on over 100 days during each of the past three years. Local topography, climate, wind, and air movement patterns tend to concentrate air pollutants along the freeway corridors and especially in the Diamond Bar area. Several local intersections, including Grand Avenue/Diamond Bar Boulevard and Grand Avenue/Golden Springs Drive, experience significantly elevated levels of air pollutants during peak driving hours.

8. NOISE

The City of Diamond Bar is relatively quiet except for noise corridors created by traffic on major roadways and freeways. Noise is typically measured in decibels on the A-weighted scale db(A) which most closely resembles the range of human hearing. Community noise levels are often measured on the Community Noise Equivalent Level (CNEL) scale, with 65 db(A) considered to be the threshold for urban and suburban land planning and compatibility with residential areas. Noise levels have been estimated along major roadways within Diamond Bar based on traffic volumes and the physical configuration of streets. The combined 57/60 freeway corridor generates the most noise, producing a 65 CNEL contour onto adjacent land uses approximately 1,379 feet wide. The 57 Freeway by itself, north of the 60 Freeway, has a much smaller 65 CNEL corridor of only 759 feet. However, the 60 Freeway alone, both east and west of the 57 Freeway, generates a 65 CNEL noise corridor 1,015 feet wide. These figures mean that daily outdoor noise levels in areas adjacent or proximate to the local freeways reach or exceed acceptable planning noise standards.

There are several major local roadways that generate (maximum) 65 CNEL levels beyond the right-of-way. These include Brea Canyon Road (144'), Colima Road (125'), Diamond Bar Boulevard (121'), Grand Avenue (107'), Pathfinder Road (89'), Lemon Avenue (78'), Golden Springs Drive (77'), and Sunset Crossing (35'). The only other major sources of local noise are the railroad lines along the western boundary of the City and infrequent urban sources (dogs barking, airplane overflights).

C. PUBLIC HEALTH AND SAFETY ISSUES

1. GEOLOGY AND SEISMICITY

Because of the diverse geological conditions, there are moderate to high geological constraints for development in Diamond Bar, especially in hillside areas.

ISSUE ANALYSIS: The City needs policies to adequately protect existing and future residents from local geologic and seismic-related threats.

2. FLOODING

There are no major identified threats from flooding within the City. However, there is no schedule at present for the remaining improvements needed to complete the local drainage and flood control network. In addition, the existing planned improvements are based on County plans for the area, and may not reflect current projects or timing on the development of open land.

ISSUE ANALYSIS: *The City needs policies to minimize the threat to its citizens from flooding, and establish a schedule of improvements based on an updated master plan of drainage. As part of these policies, specific standards for protection from various size storms (10-, 25-, 50-, 100-, and 500-year) are needed.*

3. FIRE PROTECTION SERVICES

A major fire represents a significant potential threat to local residents. In addition to the loss of structures and life, a major fire could destroy valuable biological resources within the City or its sphere of influence. As development continues in the interface between natural and developed areas, the threat of fire also increases. The Los Angeles County Consolidated Fire Protection District currently provides adequate service to the residents of Diamond Bar in terms of protection from the threat of fire. However, the City may wish to pursue other administrative arrangements for financial or other reasons. As the City grows, it may be necessary to provide additional equipment, personnel, or stations to continue adequate service levels.

ISSUE ANALYSIS: *The City needs policies emphasizing the importance of fire prevention and protection in the Diamond Bar area.*

4. CRIME AND PROTECTION SERVICES

Although crime rates in the City are presently low, the threat of gang or other criminal activity creeping into the community from neighboring urban areas could become a major issue. The City should take appropriate action now to reduce and/or avoid the increase in local crime, such as urban design concepts which help protect property and residents. The Los Angeles County Sheriff's Department presently provides an adequate level of service to the community, as evidenced by the currently low crime rate.

As the City's population increases, there will be an increased need for protective services. Additional services may also be needed as urban crime may continue to spread to suburban areas. To combat this, local community and neighborhood involvement will be needed to help prevent or observe and report various criminal activities. Any significant development in the sphere of influence would also require additional protective services.

ISSUE ANALYSIS: *The City needs policies to emphasize the importance of careful design and community action to minimize criminal activity in Diamond Bar.*

5. EMERGENCY SERVICES AND FACILITIES

At present, there appears to be an adequate number and variety of medical facilities and programs available to City residents. However, as a new city, Diamond Bar must assess its own desires regarding the convenience of medical services and determine if or how it will encourage certain medical uses into the City. Paramedic and ambulance services likewise appear to be adequate, although additional services may be needed as the community grows. Development in the sphere of influence may require additional medical or other emergency facilities. The provision of daily emergency services must also be coordinated with a local plan for responding to regional disasters.

ISSUE ANALYSIS: *The City needs to decide if any additional medical facilities are needed, and if so, where and how should they be located to best serve local residents. The City also needs a disaster preparedness plan to respond to regional emergencies.*

6. HAZARDOUS MATERIALS

Hazardous wastes will continue to be an important community concern. The potential for accidents involving hazardous materials is of concern to local residents.

ISSUE ANALYSIS: The City should develop policies to clearly identify potential sources of hazardous materials and how accidents or emergencies involving such materials will be handled.

7. AIR QUALITY

Air quality is still considered a major detractor to the quality of life in Diamond Bar, even though the vast majority of it is generated elsewhere. While the City has little control over regional pollutants, it can take a proactive position on this issue by stating its intent to minimize the generation of local air pollution. It can also take advantage of the location of the South Coast Air Quality Management District (SCAQMD) office in Diamond Bar to offer itself as a "testing laboratory" for programs to reduce air pollution, where such programs could be safely undertaken, thus establishing Diamond Bar as a model city for innovation in Southern California.

ISSUE ANALYSIS: The City should work cooperatively with local agencies to develop innovative policies for reducing regional air pollution, in addition to implementing the current programs of the South Coast Air Quality Management Plan.

8. NOISE

Noise is presently a problem for local residents along freeways and major roadways, generally only during peak hours. However, noise problems will increase as traffic and population increase, especially where development is built in areas that previously acted as buffers or barriers to local noise. As the population of the City and region increases, there will also be an increase in infrequent urban noise sources. While noise may not be a significant problem compared to other cities, a quiet environment is typically a major factor in rural living, and more than likely contributes to the quality of life perceived in Diamond Bar.

ISSUE ANALYSIS: Emphasizing its importance to a rural lifestyle, the City needs clear policies on how it will keep noise, primarily from major roadways, from impacting existing as well as future residents.

9. URBAN RUNOFF STORMWATER DISCHARGE PERMITS

In recent years, the U.S. Environmental Protection Agency has recognized the potential for groundwater damage to occur as the result of pollutants carried in runoff from urban areas. These pollutants include oil, grease, and heavy metals that generally accumulate in roadways and parking areas, and are the result of motor vehicle use. To resolve the problem, the EPA requires that municipal agencies acquire discharge permits for urban areas similar to the permits issued for wastewater treatment plants. Los Angeles County has received a discharge permit for urban runoff from the EPA. The City of Diamond Bar is a "co-permittee."

ISSUE ANALYSIS: Development within the City of Diamond Bar will need to comply with the provisions of the EPA urban stormwater discharge permit.

D. PUBLIC HEALTH AND SAFETY GOALS, OBJECTIVES, AND STRATEGIES

"IT IS THE OVERALL GOAL OF THE PLAN FOR PUBLIC HEALTH AND SAFETY TO PROVIDE A SAFE AND HEALTHY ENVIRONMENT FOR THE RESIDENTS OF DIAMOND BAR. "

GOAL 1 "Create a secure public environment which minimizes potential loss of life and property damage, as well as social, economic, or environmental disruption resulting from natural and manmade disasters."

Objective 1.1 Minimize the potential for loss of life, physical injury, and property damage from seismic groundshaking and other geologic events.

Strategies:

- 1.1.1 Require that new emergency facilities including but not limited to fire stations, paramedic services, police stations, hospitals, ambulance services, and emergency operations centers be designed to withstand and remain in operation following the maximum credible seismic event.
- 1.1.2 As required by the Uniform Building Code, require site-specific analysis of soils and other conditions which might affect the severity of onsite impacts from maximum credible seismic and geologic events.

Objective 1.2 Eliminate the potential for loss of life, and minimize physical injury, property damage, public health hazards, and nuisances from the effects of a 100-year storm and associated flooding.

Strategies:

- 1.2.1 As a prerequisite to new development or the intensification of existing development, ensure that a drainage study has been completed by a qualified engineer, certifying that the proposed development will be adequately protected, and that implementation of the development proposal will not create new downstream flood hazards.
- 1.2.2 In coordination with the Los Angeles County Public Works Department, develop and maintain a master plan of drainage, including an inventory of existing facilities, and present development plans, to adequately assess existing and future flood control needs and improvements within Diamond Bar.
- 1.2.3 Prepare a capital improvement program for flood control improvements needed to complete a master plan of drainage. This schedule will be coordinated with improvement plans by the County and address funding and timing of prioritized improvements.

Objective 1.3 Require that properties in and adjacent to wildland areas are reasonably protected from wildland fire hazards without degrading the viability of natural ecosystems, providing a balance between removal of flammable vegetation, introduction of fire resistant vegetation, and preservation of natural vegetation.

Strategies:

- 1.3.1 Where development is proposed within areas potentially subject to wildland fire hazards, ensure that the Consolidated Fire District has the opportunities to review the proposal in terms of its vulnerability to fire hazard and its potential source as a source of fire. Ensure that Fire Department recommendations regarding mitigation of fire hazard risks are addressed.
- 1.3.2 Require new development in areas subject to wildland fire to be adequately protected in a manner which minimizes the destruction of natural vegetation. Prioritize this balance as follows:
 - Protection of existing developed areas and areas currently approved for development.
 - Preservation of significant biological resources to the extent feasible.

Objective 1.4 Require that an adequate distribution of fire stations, equipment, and manpower, and maintain a maximum five minute response time to all urban areas.

Strategies:

- 1.4.1 Work with the Los Angeles County Consolidated Fire District to establish a funding mechanism which would ensure that cost of providing new facilities and equipment, including paramedic services, to support new development is assessed against the developments creating that need.
- 1.4.2 Where appropriate, support increased protection levels from that provided by the minimum fire standards included in the Uniform Building and Fire Codes (UBC and UFC).

Objective 1.5 Minimize the risk and fear of crime through physical planning strategies that will maximize surveillance opportunities, minimize opportunities for crimes, and by creating a high level of public awareness and support for crime prevention.

Strategies:

- 1.5.1 Require that proposals for new development and for the intensification of existing development are reviewed by the Sheriff's Department prior to approval.
- 1.5.2 Promote the establishment of neighborhood watch and business watch programs to encourage community participation in the patrol of neighborhood and business areas, and to facilitate increased awareness of potential criminal activities.

Objective 1.6 Promote the provision of adequate medical and emergency services to Diamond Bar residents.

Strategies:

- 1.6.1 Coordinate with appropriate agencies for the provision of evacuation and ambulance services within acceptable service levels and response times.
- 1.6.2 Investigate the need and feasibility of locating a major medical facility within the City of Diamond Bar.

Objective 1.7 Prepare and maintain effective emergency preparedness and response programs.

Strategies:

- 1.7.1 Coordinate the City's disaster preparedness plans with the State Office of Emergency Management, County, schools, and other neighboring jurisdictions, and participate in the development of a regional system to respond to daily emergencies and major catastrophes.
- 1.7.2 The City's disaster plan shall integrate community resources into municipal emergency management, including a list of local resources such as personnel, equipment, material, specialized medical and other training, and auxiliary communications.
- 1.7.3 Provide areawide mutual aid agreements and communication links with adjacent governmental authorities and other participating jurisdictions.
- 1.7.4 Disseminate public information regarding actions which residents and businesses should take to minimize damage in a natural disaster, as well as actions which would be taken to facilitate recovery from a natural disaster.

Objective 1.8 Protect life and property from the potential detrimental effects (short and long term) of the transportation, storage, treatment, and disposal of hazardous materials and wastes in the City.

Strategies:

- 1.8.1 Pursue establishment of a regular citywide program of household hazardous waste collection according to the provisions of Section 41500 of the Public Resources Code (see also the solid waste section of the Plan for Resource Management for additional policies).
- 1.8.2 Coordinate emergency response personnel to respond to hazardous materials incidents.
- 1.8.3 Require development to meet the requirements of the County's urban stormwater discharge permit.

Objective 1.9 The City should seek to improve local and regional air quality by encouraging ride-sharing, use of public transit, and other transportation demand management techniques.

Strategies:

- 1.9.1 Promote the provision of non-polluting transportation alternatives such as a citywide system of bikeways and pedestrian sidewalks.
- 1.9.2 Work with the South Coast Air Quality Management District to establish a program of District review and comment on major proposed development projects within the City.
- 1.9.3 Implement the provisions of the South Coast Air Quality Management Plan; review projects for consistency with the South Coast Air Quality Management Plan.
- 1.9.4 Include trip reduction requirements consistent with SCAQMD Regulation XV and the requirements of the Los Angeles County Congestion Management Plan in the development code with the goal of reducing home-to-work trips by facilitating and participating in the following programs:
 - Incorporate design measures into new development and, where feasible, into existing developments proposed for intensification, including preferential parking areas for car and van pools, employee drop off areas, secure bicycle parking areas, bus turnout areas, etc.
 - Disseminate information to Diamond Bar residents regarding the advantages of, and procedures involved in, ride sharing and public transit.
- 1.9.5 Ensure that site designs facilitate rather than discourage pedestrian movement between nearby uses.
- 1.9.6 Require grading plans to include appropriate and feasible measures to minimize fugitive dust.
- 1.9.7 The City will cooperate with the South Coast Air Quality Management District to be a "test facility" or a laboratory for testing new air pollution control programs where such programs can be safely conducted at no expense to the City or its residents.
- 1.9.8 The City will offer to local governmental agencies, educational institutions, and businesses the opportunity to test new technologies and/or programs designed to reduce air pollution, either directly or indirectly.

Objective 1.10 Consider noise issues in land use planning and development permit processing to require that noise generated by one use or facility does not adversely affect adjacent uses or facilities.

Strategies:

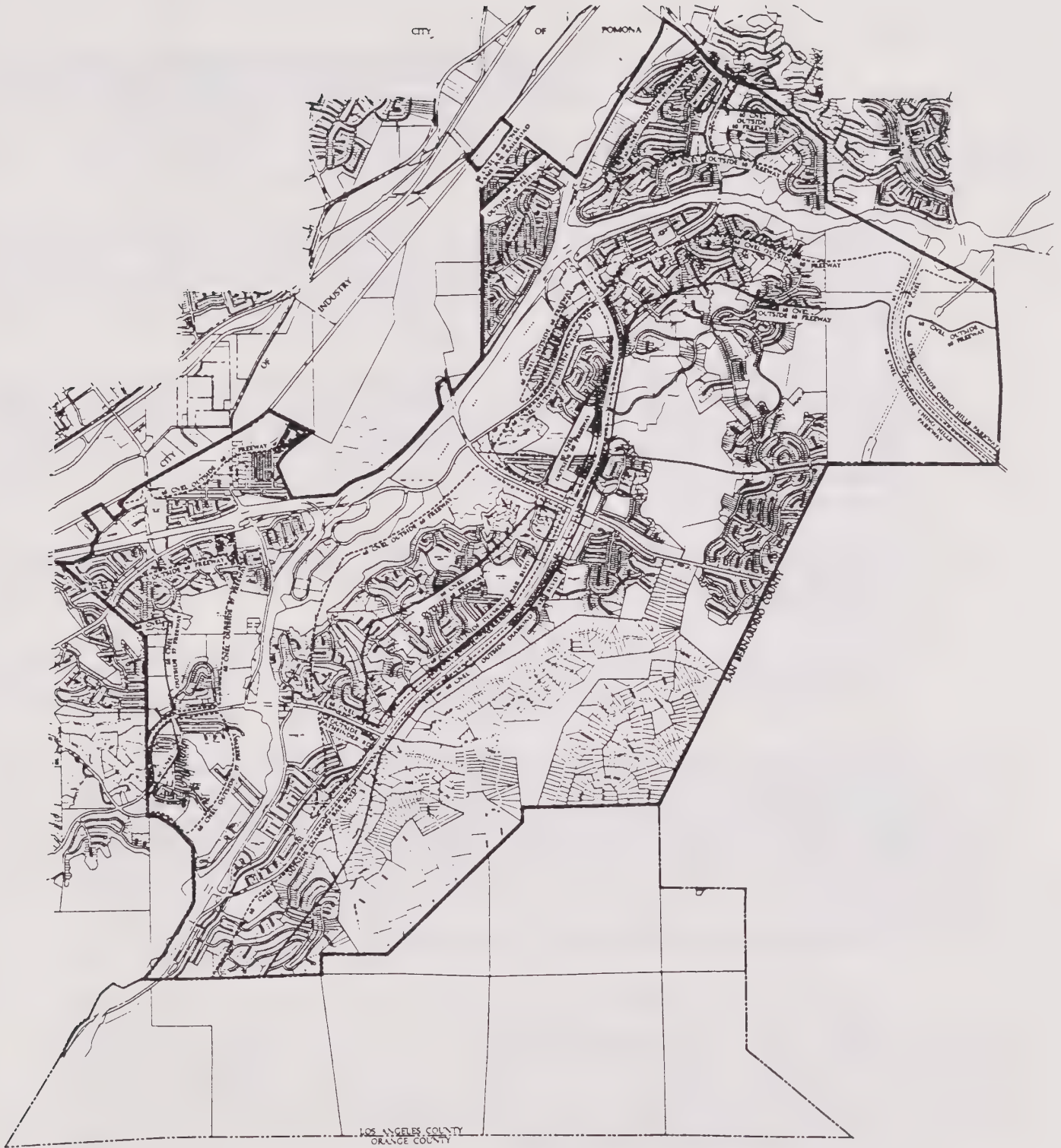
- 1.10.1 Within identified 65 dB CNEL noise contours, require that site-specific noise studies be prepared to verify site-specific noise conditions and to ensure that noise considerations are included in project review.

- 1.10.2 Within identified 65dB CNEL noise corridors, ensure that necessary attenuation measures are applied to meet adopted interior and exterior noise standards.
- 1.10.3 Through the CEQA process, analyze new projects which might have a significant impact on noise sensitive uses (projects are defined as actions having the potential to unreasonably increase projected CNEL noise levels). Require appropriate mitigation measures to ensure that adopted noise standards within sensitive land use areas are not exceeded as the result of the proposed project.
- 1.10.4 As part of the Development Code, adopt noise-related development standards.
- 1.10.5 Where possible, encourage attenuation of existing noise problems within existing development where adopted noise standards are being reached or exceeded.
- 1.10.6 As part of the General Plan review, determine whether: (1) roadway and freeway traffic levels have increased; (2) new noise generation sources have been created; and (3) if update of the noise contour map is warranted.
- 1.10.7 Apply mitigation measures as needed to noise generators and receptors to ensure that adopted noise standards are met and to protect land uses from excessive noise impacts.
- 1.10.8 Ensure that land uses are located so as to meet the following standards:

**Table IV-1
Noise Standards**

Land Use	Maximum Exterior CNEL¹	Maximum Interior CNEL
Rural, Single Family, Multiple Family Residential	65 dBA	45 dBA
Schools:		
Classrooms	65 dBA	45 dBA
Playgrounds	70 dBA	--
Libraries	--	50 dBA
Hospitals/Convalescent Facilities:		
Living Areas	--	50 dBA
Sleeping Areas	--	40 dBA
Recreation:		
Quiet, Passive Areas	65 dBA	--
Noisy, Active Areas	70 dBA	--
Commercial and Industrial	70 dBA	--
Office Areas	--	50 dBA

¹ Based on a weighted average noise level measured over a 24 hour period.



LEGEND

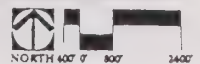


NOTES: ACTUAL NOISE LEVELS AT SPECIFIC LOCATIONS MAY VARY DUE TO TOPOGRAPHY.



PROJECTED NOISE CONTOURS

PLANNING NETWORK



V. PLAN FOR PHYSICAL MOBILITY

A. INTRODUCTION

The purpose of the Diamond Bar Plan for Physical Mobility is to evaluate the transportation needs of the City and present a comprehensive transportation plan to accommodate those needs. Located at the convergence of Route 57 and Route 60, at Los Angeles County's borders with San Bernardino and Orange Counties, Diamond Bar's traffic circulation has been significantly impacted, in fact dominated, by regional traffic needs.

The focus of this plan is the identification and evaluation of local circulation needs of the City of Diamond Bar, balancing those needs with regional demands and mandates. It has been developed to guide the orderly improvement of the circulation system within the City in a manner which will protect the quality of life which is Diamond Bar and in direct response to the City's Land Use Element. The overall intent of the Circulation Element is to provide safe and efficient movement between homes and jobs, stores, schools or parks within the City.

Under State planning law, each city must develop and adopt a comprehensive long-term general plan for the physical development of that city. The following is a mandatory requirement relating to city transportation planning:

Government Code Section 65302(b): A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

This is the first circulation element prepared for the City of Diamond Bar. Although it is a new city, it is not a newly developing city, but rather one that is largely built out. Many strategic decisions related to transportation facilities (e.g., locations of roadways) were made at the County level, prior to its incorporation. This circulation element provides the first opportunity to evaluate how best to utilize these facilities, from the perspective of the City of Diamond Bar, its residents, businesses, and other users of City services.

The Plan for Physical Mobility addresses the following issues:

- Streets and Highways
- Transit and Paratransit Services
- Railroad Lines
- Bicycle and Equestrian Trails
- Aviation
- Goods Movement

B. EXISTING CONDITIONS

This section documents the circulation system infrastructure and its operating conditions within the City of Diamond Bar as of late 1990/early 1991. It also provides an evaluation of the adequacy of the system to accommodate existing travel demand.

The components of the circulation system in the City of Diamond Bar include the following:

- Streets and Highways
- Transit and Paratransit Services
- Railroads
- Bicycle and Equestrian Facilities
- Aviation
- Goods Movement

The basic components of the Diamond Bar circulation system are described below.

1. STREETS AND HIGHWAYS

a. Functional Classification

The two major considerations in classifying the City's street network functionally are access to adjacent properties and movement of persons and goods into and through the City. City streets are classified by the relative importance of these two functions assigned to them. The classification of streets is essentially a determination of the degree to which access functions are to be emphasized at the cost of the efficiency of movement or discouraged to improve the movement function. The design and operation of each street, therefore, depends upon the importance placed on each of these functions. For example, streets designed to carry large volumes of vehicles into and through the City have more lanes, higher speed limits, and fewer driveways, while residential streets have fewer lanes, lower speed limits, and more driveways to provide access to fronting properties.

The functional classification system allows the residents and elected officials to identify preferred characteristics of each street. If observed characteristics of any street change from the functional classification, then actions can be taken to return the street to its originally intended use or to change the designated classification. For example, if traffic volumes and speeds on a residential street exceed expected levels, then measures can be implemented which are designed to lower traffic volumes and reduce speeds.

Under the Circulation Element of the County of Los Angeles, roadways within Diamond Bar were categorized into four functional classification types:

- Freeways
- Arterial Streets
- Collector Streets
- Local Residential Streets

Figure V-1 displays the City's existing freeway and arterial networks.

The following section describes the geometric and operational characteristics defined for freeways, arterial streets, collector streets and local residential streets in the City. The descriptions are generally grouped by facility type and include the number of lanes, curb-to-curb pavement width, presence of on-street parking, median, bike lanes or truck restrictions, and average daily traffic volume.

Freeways generally provide inter-regional access. Their primary function is to move vehicles through the City, thus, there is not access to adjacent land, and limited access to arterial streets. Freeways contain anywhere from 4 to 12 lanes with recommended design volumes from 65,000 to 205,000 depending on geometric designs which permit high travel speeds.

Arterial streets are generally the commercial arteries. They carry the majority of traffic entering or traveling through the City. A major arterial would contain either four or six lanes of through traffic, plus left-turn lanes. Minor arterials serve the same function as major arterials, but have four lanes of through traffic and may or may not have separate left-turn lanes. Recommended design volumes on arterials range from 30,000 to 60,000 depending on number of lanes and left-turn movements.

Arterials serve two primary functions: to move vehicles into and through the City, and to serve adjacent commercial land uses. Driveways and other curb cuts along arterials are generally limited to minimize disruption to traffic flow.

Collector Streets are intended to carry traffic between the arterial street network and local streets or directly from the access drives of higher intensity land uses. Collector streets are not intended to carry significant amounts of through traffic. The category of collector street is further subdivided into collector streets and residential collector streets.

Collector streets serve business or higher density attached residential land uses. They are generally two and four lane roadways which serve a mixture of residential and more intense land uses and may carry traffic from residential collectors to the arterial street network as well. The average daily traffic volume on a collector street can be up to 20,000 vehicles per day.

A residential collector street generally carries traffic between residential neighborhoods and the arterial street network. They are generally two-lane roadways which have residential or a mixture of residential and commercial land uses along them. Average daily traffic volumes on minor collector streets are generally less than 10,000 vehicles per day. Higher density residential land uses or side yards of single family homes may be located adjacent to collector streets. Higher traffic volumes may be acceptable on certain collector streets such as those with fronting commercial development or extra wide cross sections.

Local residential streets are designed to serve adjacent residential land uses only. They allow access to residential driveways and often provide parking for the neighborhood. They are not intended to serve through traffic traveling from one street to another, but solely local traffic. Traffic volumes on a residential street should not exceed about 2,500 vehicles per day and 200-300 vehicles per hour. The maximum residential traffic volume which is acceptable to persons living along a street may vary from one street to another depending upon roadway width, type of dwelling units (i.e., high density apartments versus single-family homes), presence of schools and other factors. The maximum volume of 2,500 is, therefore, to be used as a guide only.

Local residential streets include those streets predominantly residential in terms of adjacent property use, and are intended to retain a residential character.

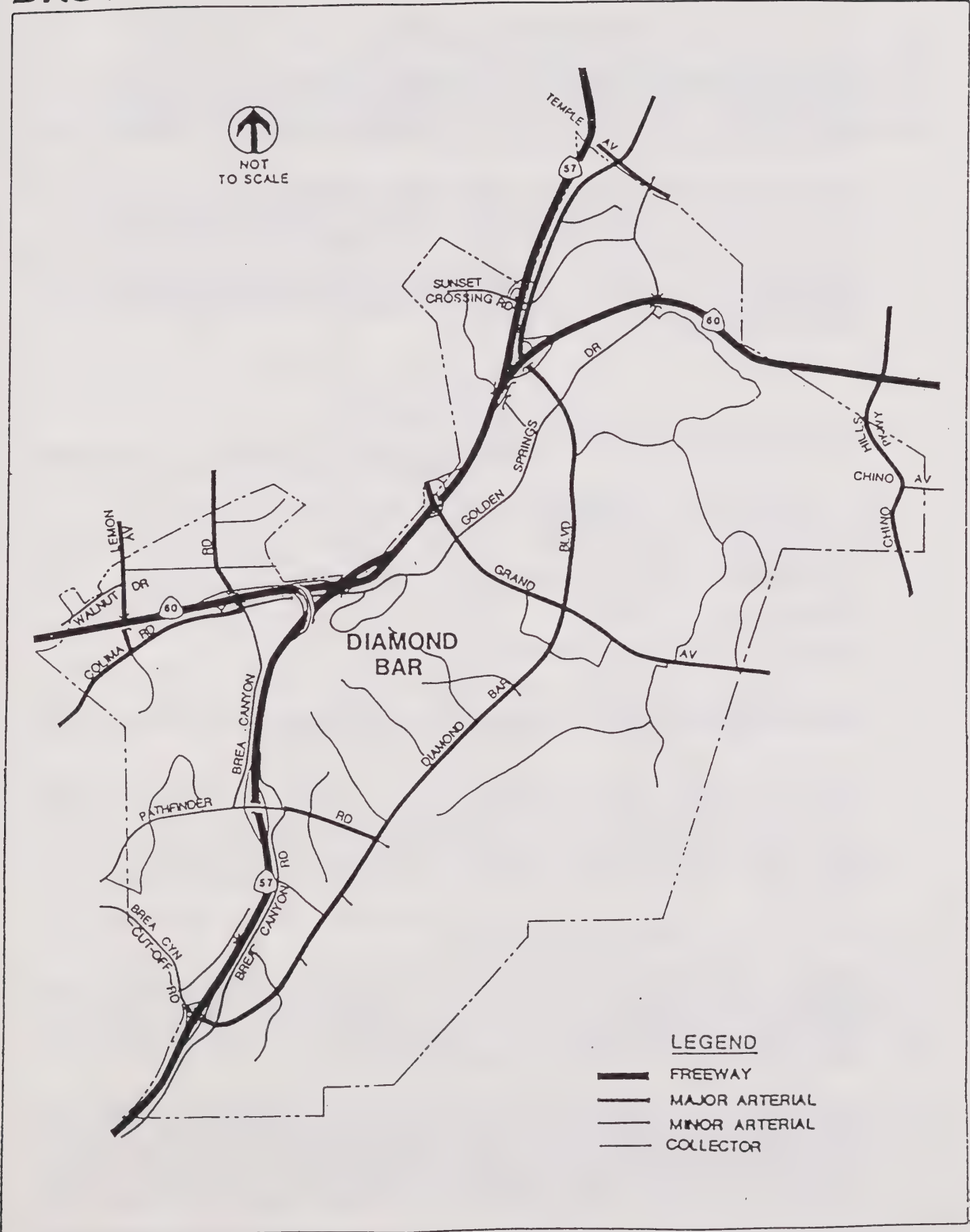


Figure v-1
DIAMOND BAR
EXISTING ROADWAY SYSTEM

b. Existing Roadway Operations

Roadway traffic operation is generally evaluated by the ratio of existing daily traffic volumes to the daily roadway capacity. Capacity is measured in terms of the ability of the street system to meet and serve the demands placed on it. It is generally considered the most practical measure of how well the mobility needs of the City are being met.

Average daily capacity is the theoretical maximum number of vehicles that can pass over a segment of roadway in 24 hours. The capacity of a roadway is affected by a number of factors including roadway type, street and lane widths, the number of travel lanes, the number of crossing roadways, signal cycle length, the absence or presence of on-street parking, the number of driveways, pavement conditions and roadway design. Level of service C volumes are used to define the maximum desirable volumes as the evaluation criteria for this study. Table V-1 presents the maximum desirable service volumes of various roadway configurations for different levels of service.

Table V-1
Daily Roadway Capacity Values

Type of Roadway	Functional Classification	Maximum Average Daily Volumes by Level of Service				
		A	B	C	D	E
6 Lanes Divided	Major Arterial	33,900	39,400	45,000	50,600	56,300
4 Lanes Divided	Minor Arterial	22,500	26,300	30,000	33,800	37,500
4 Lanes (Undivided)	Collector	15,000	17,500	20,000	22,500	25,000
2 Lanes (Undivided)	Collector/Residential					
	Collector	7,500	8,800	10,000	11,300	12,500
2 Lanes (Undivided)	Local Road	1,875	2,190	2,500	2,810	3,125

Table V-2 lists existing average daily volumes and volume-to-capacity ratios along arterials while Figure V-2 displays these daily traffic volumes graphically. Most values shown are based either upon single day counts or an average of multiple daily counts for typical days, generally accepted to be Tuesday through Thursday with traffic unaffected by holidays, inclement weather, or other impediments to normal traffic conditions. Average daily volumes obtained prior to 1990 have been modified by an annual growth factor of 2%.

c. Intersection Operations

Operating conditions have been analyzed at 31 key signalized intersections and three unsignalized intersections. Traffic volumes for each intersection were collected on a typical weekday during AM and PM peak traffic periods. Morning peak hour counts were taken between 7:00 AM and 9:00 AM, and evening peak hour counts were taken between 4:00 PM and 6:00 PM.

The Intersection Capacity Utilization (ICU) was the methodology used to determine operating levels of service at signalized intersections. Level of service values were assumed, as shown in Table V-3. Within urban areas, LOS D is typically assumed to be the maximum acceptable LOS during peak hour traffic. At LOS E, congestion begins to occur in quantities and for durations beyond acceptable limits. Although it is theoretically impossible to observe LOS F, it serves to indicate that the travel demand for the

intersection exceeds the capacity. Without mitigation measures to increase the capacity of the intersection during LOS E and LOS F, congestion will occur during the peak hour. The duration of the congestion is dependent upon many operational considerations which can be evaluated during the actual operation of the intersection. Hourly lane capacities of 1,600 vehicles per lane per hour were assumed with 0.10 additional increment for yellow or loss time. This is consistent with the most recent recommendations included in the Los Angeles County Congestion Management Plan.

Table V-4 displays the results of the level of service analysis for the 33 signalized intersections for both AM and PM peak traffic periods. Figure V-3 displays these signalized intersections, in addition to AM and PM peak LOS for those intersections with deficient levels of service.

During the AM peak period, three signalized intersections in the City operate at level of service E or F and experience very poor operating conditions and significant delay. The intersections at level of service E or F are:

- Diamond Bar Boulevard/Brea Canyon Road
- Diamond Bar Boulevard/Mountain Laurel Way
- Pathfinder Road/SB SR-57 ramps

The remaining signalized intersections are currently operating at levels of service A through D during the morning peak periods which indicate acceptable operating conditions.

During the PM peak period, eight signalized intersections experience level of service E or F. Those intersections which experience significant delay are:

- Diamond Bar Boulevard/Pathfinder Road
- Diamond Bar Boulevard/Mountain Laurel Way
- Diamond Bar Boulevard/Grand Avenue
- Diamond Bar Boulevard/Temple Avenue
- Golden Springs Road/Grand Avenue
- Brea Canyon Road/WB SR-60 ramps

Acceptable levels of service exist at the remaining 30 signalized intersections during PM peak periods.

Three unsignalized intersections which exist at Orange Freeway ramps were also chosen for analysis. Both the northbound and southbound Orange Freeway ramps at the Diamond Bar Boulevard/Brea Canyon Cut-off Road are currently controlled by stop signs on the ramp approaches only. The southbound Orange Freeway ramp at Sunset Crossing Road is a "T" type intersection containing a stop sign on all three approaches.

Analysis of unsignalized intersections is conducted differently from signalized intersections due to different operating characteristics. At signalized locations, all approaches to the intersection are subject to delay by a red signal intersection. Delay at unsignalized intersections is dependent upon the approach, its requirement to stop, and the distribution of traffic between approaches.

Table V-2
City of Diamond Bar Arterials
1990 Average Daily Traffic and Volume-to-Capacity Ratios

Location	Capacity ^(a)	1990 Daily Volume	Volume-to-Capacity Ratio
Diamond Bar Boulevard:			
e/o Brea Canyon Road	30,000	17,400	0.58
s/o Fountain Springs Road	30,000	20,700 (b)	0.69
s/o Pathfinder Road	30,000	27,000 (b)	0.90
n/o Pathfinder Road	30,000	28,200	0.94
s/o Grand Avenue	30,000	31,000	1.03
n/o Grand Avenue	30,000	24,400	0.81
n/o Steep Canyon Road	30,000	25,000 (b)	0.83
s/o Golden Springs Drive	30,000	29,300	0.98
n/o Golden Springs Drive	30,000	32,800	1.09
s/o Sunset Crossing Road	30,000	31,300	1.04
n/o Highland Valley Road	30,000	18,600 (b)	0.62
s/o Temple Avenue	30,000	16,700	0.56
Colima Road:			
w/o Calbourne Drive	30,000	17,700	0.59
w/o Lemon Avenue	30,000	19,800	0.66
e/o Lemon Avenue	30,000	19,900	0.66
w/o Pomona Freeway	30,000	22,100	0.74
w/o Brea Canyon Road	30,000	29,200	0.97
Golden Springs Road:			
e/o Brea Canyon Road	30,000	19,300	0.64
w/o Copley Drive	30,000	18,000 (b)	0.60
w/o Grand Avenue	30,000	19,700	0.66
e/o Grand Avenue	30,000	20,700	0.69
w/o Prospectors Road	20,000	16,500 (b)	0.83
w/o Diamond Bar Boulevard	20,000	16,600 (b)	0.83
e/o Diamond Bar Boulevard	20,000	16,400 (b)	0.82
w/o Sunset Crossing Road	20,000	10,400 (b)	0.52
s/o Temple Avenue	20,000	10,600	0.53
Grand Avenue:			
w/o Golden Springs Drive	30,000	27,400	0.91
e/o Golden Springs Drive	30,000	24,700	0.82
w/o Diamond Bar Boulevard	30,000	23,600	0.79

Table V-2
City of Diamond Bar Arterials
1990 Average Daily Traffic and Volume-to-Capacity Ratios

Location	Capacity ^(a)	1990 Daily Volume	Volume-to-Capacity Ratio
e/o Diamond Bar Boulevard	30,000	19,700	0.66
e/o Longview	30,000	16,600	0.55
Pathfinder Road:			
w/o Peaceful Hills Road	30,000	4,300	0.14
w/o Orange Freeway (SB)	25,000	14,600	0.58
e/o Orange Freeway (NB)	30,000	20,200	0.67
w/o Diamond Bar Boulevard	30,000	13,000	0.43
Brea Canyon Road:			
s/o Silver Bullet Drive	10,000	8,000	0.80
n/o Diamond Bar Boulevard	10,000	4,400	0.44
s/o Pathfinder Road	10,000	7,600	0.76
n/o Pathfinder Road	10,000	10,100	1.01
n/o Via Sorella	25,000	10,200	0.41
s/o Colima Road	30,000	15,500 (b)	0.52
n/o Colima Road	30,000	28,300 (b)	0.94
n/o Pomona Freeway	30,000	32,700 (b)	1.09
n/o Lycoming Street	30,000	26,500	0.88
n/o Washington Street	30,000	20,500	0.68
Brea Canyon Cut-Off Road:			
s/o Pathfinder Road	10,000	10,500	1.05
Sunset Crossing Road:			
w/o Orange Freeway	20,000	5,800 (b)	0.29
Lemon Avenue:			
n/o Colima Road	30,000	12,100	0.40
Walnut Drive:			
w/o Lemon Avenue	20,000	5,200	0.26
Chino Hills Parkway:			
n/o Chino Avenue	30,000	8,100	0.27
Chino Avenue:			
e/o Chino Hills Parkway	10,000	4,500	0.45

(a) Capacity represents level of service C traffic flow conditions.

(b) 1989 count adjusted by 2% growth factor.



Figure v-2

EXISTING DAILY TRAFFIC VOLUMES

Table V-3
Level of Service Interpretation

Level of Service	Description	Volume-to Capacity Ratio
A	Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.	0-.60
B	Very good operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.	.61-.70
C	Good operation. Occasionally drivers may have to wait more than 60 seconds, and back-ups may develop behind turning vehicles. Most drivers feel somewhat restricted.	.71-.80
D	Fair operation. Cars are sometimes required to wait more than 60 seconds during short peaks. There are no long-standing traffic queues. This level is <u>typically associated with design practice for peak periods</u> .	.81-.90
E	Poor operation. Some long-standing vehicular queues develop on critical approaches to intersections. Delays may be up to several minutes.	.91-1.00
F	Forced flow. Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movement of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop and go type traffic flow.	Over 1.00

Source: Based on National Academy of Sciences Highway Capacity Manual, 1965 and 1986.

Table V-4
1990 AM and PM Peak Hour Level of Service at Signalized Intersections

Intersection	AM Peak Hour		PM Peak Hour	
	Volume-to-Capacity	Level of Service	Volume-to-Capacity	Level of Service
Diamond Bar Blvd./Brea Canyon Rd.	1.32	F	0.88	D
Diamond Bar Blvd./Cold Springs Ln.	0.66	B	0.74	C
Diamond Bar Blvd./Sugar Pine Place	0.61	B	0.69	B
Diamond Bar Blvd./Pathfinder Rd.	0.78	C	0.95	E
Diamond Bar Blvd./Mountain Laurel Way	0.94	E	0.94	E
Diamond Bar Blvd./Grand Ave.	0.80	C	1.26	F
Diamond Bar Blvd./Golden Springs Dr.	0.46	A	0.73	C
Diamond Bar Blvd./Vons/K-mart Entrance	0.49	A	0.86	D
Diamond Bar Blvd./EB 60 Ramp	0.73	C	0.75	C
Diamond Bar Blvd./WB 60 Ramp	0.80	C	0.64	B
Diamond Bar Blvd./Sunset Crossing Rd.	0.76	C	0.82	D
Diamond Bar Blvd./Highland Valley Rd.	0.43	A	0.54	A
Diamond Bar Blvd./Temple Ave.	0.90	D	0.97	E
Colima Rd./Lemon Ave.	0.59	A	0.72	C
Colima Rd./EB 60 Ramp	0.66	B	0.73	C
Golden Springs Dr./Colima Rd. & Brea Canyon Rd.	0.42	A	0.88	D
Golden Springs Dr./Gateway Center Dr.	0.36	A	0.78	C
Golden Springs Dr./Copley Dr.	0.39	A	0.64	B
Golden Springs Dr./Grand Ave.	0.74	C	0.93	E
Golden Springs Dr./Ballena Dr.	0.43	A	0.82	D
Golden Springs Dr./Temple Ave.	0.63	B	0.63	B
Grand Ave./EB 60 Ramp	0.58	A	0.75	C
Grand Ave./Montefino Ave.	0.64	B	0.82	D
Grand Ave./Summitridge Dr.	0.80	C	0.73	C
Grand Ave./Longview Dr.	0.56	A	0.60	A
Pathfinder Rd./SB 57 Ramp	1.24	F	0.76	C
Pathfinder Rd./NB 57 Ramp	0.84	D	0.73	C
Pathfinder Rd./Brea Canyon Rd. & Fern Hollow Dr.	0.52	A	0.85	D
Pathfinder Rd./Evergreen Springs Dr.	0.50	A	0.60	A
Brea Canyon Rd./WB 60 Ramp	0.86	D	1.02	F
Brea Canyon Rd./Lycoming St.	0.49	A	0.59	A
Brea Canyon Rd./Washington St.	0.50	A	0.60	A
Chino Hills Pkwy./Chino Ave.	0.33	A	0.28	A

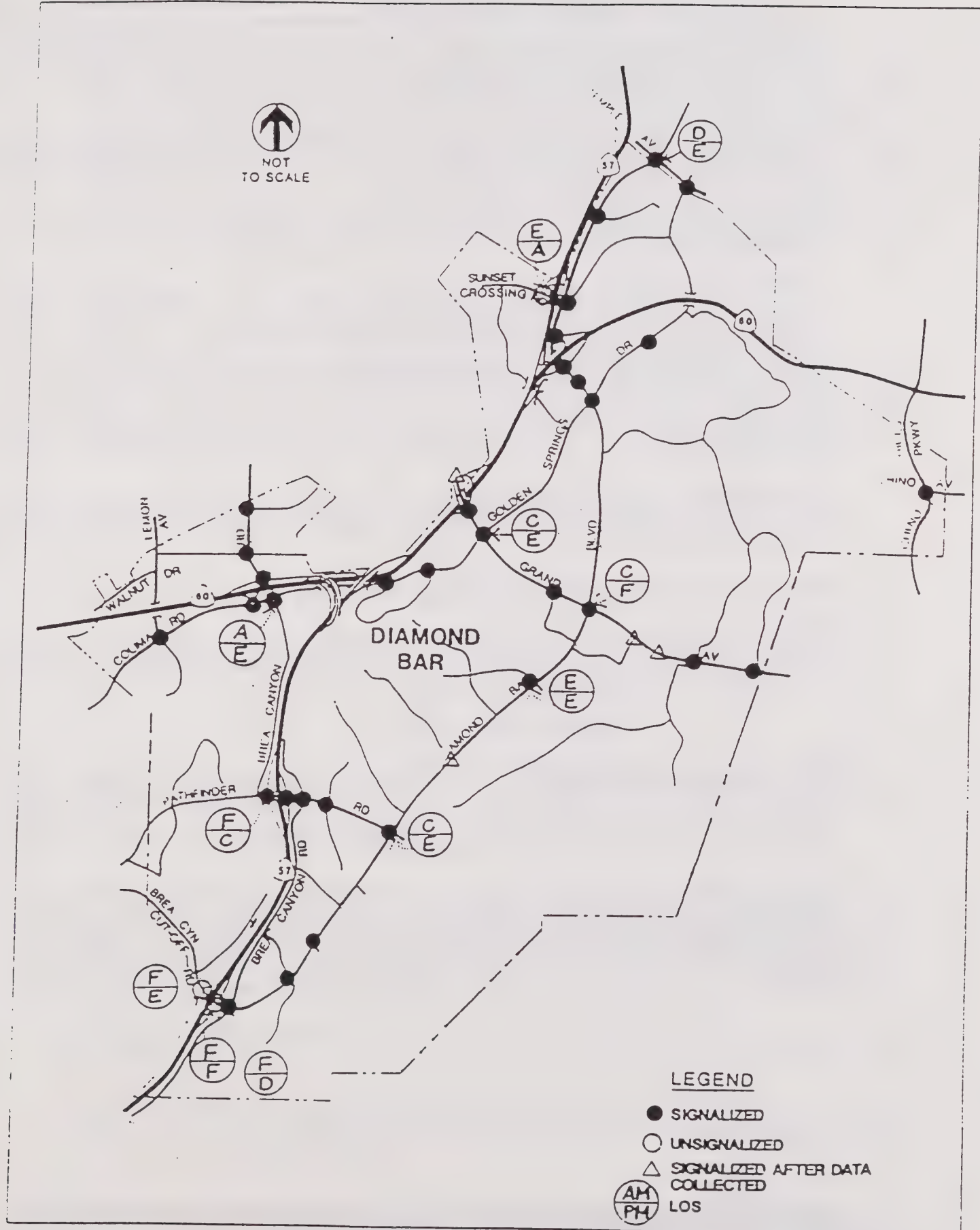


Figure V-3
DIAMOND BAR MAJOR INTERSECTION LOCATIONS
AND DEFICIENT PEAK HOUR LEVELS OF SERVICE

Minor Street Stop Controlled Intersections - For intersections where only the minor street is required to stop, only the minor street traffic and left turning traffic from the major street are subject to delay. The major street through movement is never forced to stop to accommodate traffic. A level of service is, therefore, calculated for the minor street traffic movements and the major street left turns only. Major street traffic is not constrained and measurement of a level of service is not possible.

The traffic performing constrained movements at such an intersection must wait for gaps in major street traffic before proceeding through the intersection. The level of service for any traffic movement is based on reserve, or unused, capacity of the lanes involved.

The 1985 Highway Capacity Manual (HCM) procedure for unsignalized intersections was used to evaluate the operating conditions of stop controlled intersections.

All-Way Stop Controlled Intersections - The capacity of multi-way stop controlled intersections is a function of the number of approach lanes and of the departure headways of vehicles crossing from a stopped position. At capacity, operations are relatively predictable, with queues developing along each approach and vehicles discharging in a regular manner. The capacity is greatest when the demand volume is evenly split between the crossing facilities. A characteristic of intersections with a 50/50 demand is that vehicle delay tends to be uniform, and because of the regular discharge pattern, is tolerated by most drivers. Lesser capacities and more variable distribution of delay occurs where demand is not as evenly split among the approaches.

Although detailed level of service techniques for this type of intersection are not included in the Highway Capacity Manual, estimated capacities for various geometric configurations and traffic volume characteristics are presented.

Table V-5 shows the results of capacity analysis for the three unsignalized intersections studied.

Figure V-3 displays the locations of the unsignalized intersections which were analyzed, in addition to AM and PM peak levels of service. Intersections with minor street stop control displays the LOS for the movement found to have the lowest level of service.

d. Through Traffic

Traffic on the streets of Diamond Bar consist of motorists who live, work and shop in the City of Diamond Bar plus motorists who are passing through the City but do not stop for any reason. The alignment of the City's three most significant arterials, Diamond Bar Boulevard, Colima Road/Golden Springs Drive, and Grand Avenue results in large volumes of through traffic.

The three principal arterial routes within the City of Diamond Bar were found to have significant percentages of their total traffic volumes comprised of vehicles making through trips. Most of the through trips found along the PM peak flow direction travel lanes of Diamond Bar Boulevard, Colima Road/Golden Springs Drive, and Grand Avenue were observed exiting the City into San Bernardino County along Grand Avenue.

2. TRANSIT AND PARATRANSIT SERVICES

Public bus transit service is provided to the City of Diamond Bar by the Southern California Rapid Transit District (RTD) and Foothill Transit. Both fixed route transit and paratransit service operate within the City of Diamond Bar. Fixed route transit services are typically bus lines which operate on regular schedules along a set route, stopping at predefined bus stops. Fixed route service can be either local (intracity) or regional (intercity). Paratransit services, more commonly referred to as Dial-a-Ride, are demand responsive services which provide rides to passengers upon an individual request basis. Although they operate within a defined service area, they do not operate on fixed routes or schedules. Paratransit service typically serve transit dependent persons such as the elderly and handicapped. They often serve major destinations such as hospitals and medical facilities but may also take passengers to local destinations such as neighborhood shopping centers.

Table V-5
AM and PM Peak Hour Level of Service at Unsignalized Intersections

Intersection	Movement	AM Peak LOS	PM Peak LOS
Sunset Crossing Rd./SB 57 Ramp	All Movements*	E	A
Diamond Bar Blvd./SB 57 Ramps	WB Diamond Bar Blvd. Left Turn	F	A
	SB 57 Off-ramp Left Turn	F	E
	SB 57 Off-ramp Through	F	D
	SB 57 Off-ramp Right Turn	A	A
Diamond Bar Blvd./NB 57 Ramps	EB Diamond Bar Blvd. Left Turn	C	A
	NB 57 Off-ramp Left Turn	F	F
	NB 57 Off-ramp Through	E	D
	NB 57 Off-ramp Right Turn	A	F

*All-way stop controlled intersection.

3. RAILROAD LINES

There are currently no passenger rail facilities in operation within the City of Diamond Bar. The nearest Amtrak facilities are located in Pomona and Fullerton. The Pomona Amtrak station, which serves the *Southwest Chief* line, is located at 2701 Geary Avenue and is approximately nine miles northeast of Diamond Bar. The Fullerton Amtrak station, which serves the *San Diegans* line, is located at the corner of Sante Fe and Harbor Boulevard and is approximately 13 miles to the southwest.

A Metrolink commuter rail station is planned along the Union Pacific Railroad at Brea Canyon Road, just north of State Route 60.

The Union Pacific Railroad is the only freight rail line which serves the City of Diamond Bar. The line lies along the City's northwestern boundary with the City of Industry, and serves the industrial areas north of Walnut Drive and Lycoming Street.

4. BICYCLE AND EQUESTRIAN TRAILS

There are three different classes of bikeways which are commonly recognized. A definition of each bikeway class is presented below:

Class I Bikeway (Bike Path) - A completely separated right-of-way for the exclusive use of bicycles (and sometimes pedestrians). Cross-flow is minimized by limiting access to designated points.

Class II Bikeway (Bike Lane) - Routes designated by separately striped lanes and signs along streets or highways. They provide restricted one-way travel for bicycles, although motor vehicles are sometimes permitted to use the bike lane to make turns and to park.

Class III Bikeway (Bike Route) - Roadways in which the travel lanes are shared by motor vehicles and bicycles whose route is designated by signs only. This type of bikeway does not provide cyclists with increased privileges, but rather, informs motorists of the cycling route.

The City currently has two marked bikeways along both sides of the entire lengths of Diamond Bar Boulevard and Golden Springs Drive. Diamond Bar Boulevard and Golden Springs Drive west of Diamond Bar Boulevard contain Class II bike lanes. The width of the bike lanes vary from 12 feet throughout most of the roadway to three feet at a few locations with narrower curb-to-curb widths. Most signalized intersection bike lane approaches are striped to permit right turns by motor vehicles. Parking is not permitted within the bike lanes except on Golden Springs near Brea Canyon Road and the northbound lane of Diamond Bar Boulevard between Montefino Avenue and Grand Avenue. Golden Springs Drive north of Diamond Bar Boulevard is designated a Class III bike route on both sides of the roadway. An additional bikeway is proposed for Brea Canyon Road between Pathfinder Road and Colima Road.

There are currently no Class I bikeways within the City of Diamond Bar.

The County plans to have bicycle routes serving the region that will connect with local bicycle trails. The county system proposes bicycle trails to enter Diamond Bar at the eastern end of Grand Avenue, and north into the Tres Hermanos property along Tonner Canyon. Surrounding cities have also planned bicycle routes to connect from Diamond Bar north along Mission Boulevard (City of Pomona), west along Grand Avenue and Brea Canyon Road (the Cities of Walnut and Industry), and west along Colima Road (into Rowland Heights).

There are currently no official equestrian trails available to the public within the City of Diamond Bar, although a series of trails are proposed by the County of Los Angeles. Once completed, these trails will be owned and maintained by the County.

5. AVIATION

There are no aviation facilities located within the City of Diamond Bar. Passenger air carrier and air cargo facilities are located at Ontario International Airport located 15 miles to the east. The closest general aviation airports are Brackett Field in La Verne, approximately nine miles to the north; and Chino Airport in the City of Chino, approximately 11 miles to the east.

6. GOODS MOVEMENT

Goods movement within the City of Diamond Bar occurs primarily through the use of trucks. The City has established a designated truck route plan. Truck routes direct heavy truck traffic onto arterial and collector facilities and away from local (residential) streets. This plan helps control noise and air pollution in residential areas of the City and protects local streets from significant surface damage that might result from heavy truck traffic. North of the combined section of the Orange/Pomona Freeway, it is necessary for freeway traffic to exit onto Diamond Bar Boulevard when traveling southbound on the Orange Freeway en route to the eastbound Pomona Freeway; and westbound Pomona Freeway traffic bound for the northbound Orange Freeway. The section of Diamond Bar Boulevard between the eastbound Pomona Freeway ramps and the northbound Orange Freeway ramps to the north, and Sunset Crossing Road between Diamond Bar Boulevard and the southbound Orange Freeway ramps are designated truck routes. To enable access to the heavy industrial areas of the City of Industry and the City of Diamond Bar north of Lycoming Street, truck routes are designated in western Diamond Bar along Colima Road between Lemon Avenue and Brea Canyon Road, along both Brea Canyon Road and Lemon Avenue north of Colima Road, and along Walnut Drive. Entrances into the City notify drivers of a five-ton weight restriction for trucks within the City (except for designated truck routes), in addition to parking restrictions which limit commercial vehicles over five tons to 30 minutes.

C. PHYSICAL MOBILITY ISSUES

1. FUTURE DEVELOPMENT IN DIAMOND BAR

The levels of development which would be permissible under the proposed General Plan would result in approximately 6,235 additional dwelling units, 918,000 square feet of commercial uses and 887,387 square feet of office and business park uses. These estimated additional development opportunities within the City will result in corresponding increases in traffic. Estimated tripmaking within the City is projected to increase from 348,632 average daily trips in 1991 to 471,174 average daily trips in 2010. This represents an increase of 33 percent.

ISSUE ANALYSIS: The City needs policies to address impacts to all streets in Diamond Bar and establish roadway level-of-service standards.

2. PROJECTED GROWTH IN THE REGION

In addition to increases in traffic attributable to growth and development within the City of Diamond Bar itself, the City will be impacted by future growth and development in surrounding communities and the region. Increased traffic in the region will impact Diamond Bar through increased traffic volumes along the regional transportation facilities including Routes 57 and 60 and Grand Avenue. Estimates of future through traffic along these facilities were obtained from SCAG model data and incorporated into the City's travel demand model.

ISSUE ANALYSIS: The City needs policies to address impacts to all streets in Diamond Bar and establish roadway level-of-service standards.

3. FUTURE ROADWAY SYSTEM WITHIN DIAMOND BAR

Many of the roadway facilities within Diamond Bar are projected to carry volumes of traffic at or in excess of recommended daily capacity by the year 2010.

Diamond Bar Boulevard - Average daily traffic volumes along Diamond Bar Boulevard immediately south of Grand Avenue are projected to be double the carrying capacity of a four-lane roadway. South of Grand Avenue to Brea Canyon Road, forecast daily volume along Diamond Bar Boulevard exceed recommended carrying capacity. North of Sunset Crossing, traffic volumes along Diamond Bar Boulevard are projected to be within the carrying capacity of a four-lane roadway.

Colima Road - Year 2010 traffic volumes along Colima Road west of Brea Canyon Road are projected to exceed carrying capacity of this four-lane roadway. From east of Lemon Avenue to the City of Diamond Bar boundary, Colima Road is forecast to carry traffic at or slightly below the recommended carrying capacity for a four-lane roadway.

Golden Springs Road - Golden Springs Road is forecast to carry traffic volumes within carrying capacity for a four-lane divided roadway. The portion of Golden springs Road east of Grand Avenue is not a divided roadway and forecast traffic volumes along this segment would exceed capacity.

Grand Avenue - Year 2010 traffic volume forecasts along the entire length of Grand Avenue within the City of Diamond Bar are estimated to be in excess of the capacity of a four-lane divided roadway. As presently occurs, a significant amount of this traffic is estimated to be through traffic with neither origin nor destination within the City.

Brea Canyon Road - The section of Brea Canyon Road from Colima Road to Washington Street is projected to carry traffic volumes requiring the capacity of a six-lane divided arterial.

Routes 57 and 60 - Both the Pomona Freeway (SR-60) and the Orange Freeway (SR-57) are forecast to carry traffic volumes significantly in excess of their capacity. This will result in continued congestion along these facilities with spillover onto City streets as motorists seek less congested alternatives.

ISSUE ANALYSIS: The City needs to establish roadway classifications and standards for dedication and roadway improvement for the principal streets in the City (see Table 3-3).

4. THE DEVELOPMENT OF TONNER CANYON AS AN ALTERNATIVE TRAVEL CORRIDOR AROUND THE CITY OF DIAMOND BAR

With significant development planned for the Chino Hills area, both Diamond Bar Boulevard and Grand Avenue are expected to carry larger through traffic volumes from SR-57 than at present into San Bernardino County. Alternative routes to the south would help relieve future congestion along these and other arterials within the City of Diamond Bar.

ISSUE ANALYSIS: Future traffic volumes for selected arterials in Diamond Bar have been studied for a scenario with possible extensions of Soquel Canyon Road and Tonner Canyon Road and a scenario without either of these roadways extended.

5. MAINTAINING GRAND AVENUE'S CURRENT TRAFFIC CARRYING CAPACITY

With the completion of the extension of Grand Avenue in the City of Industry, Grand Avenue provides an even more significant role as a regional arterial, carrying traffic to/from Routes 57/60.

ISSUE ANALYSIS: Measures to enhance Grand Avenue while maintaining its current traffic-carrying capacity within the existing right-of-way could include:

- Optimize signal coordination
- Reconstruction to improve interchange at Route 57/60
- Provide bus turnouts out of travel lanes
- Provide acceleration and deceleration lanes at Grand Avenue and Diamond Bar Boulevard

Table V-6
City of Diamond Bar Roadway Classification

Roadway	Los Angeles County Classification*	Diamond Bar Classification	Width (ft.)	Dedication Std. (ft.)	Roadway Improvement Std. (ft.)
Diamond Bar Blvd.	Major	Major	100	100	100
Colima Rd.	Major	Major	100	100	100
Golden Springs Dr.	Secondary	Secondary	80	80	80
Grand Ave.	Major	Major	100	100	100
Pathfinder Rd. (e/o Brea Canyon Rd.-west leg)	Major	Major	100	100	100
Pathfinder Rd. (w/o Brea Canyon Rd.-west leg)	Secondary	Secondary	80	80	80
Brea Canyon Rd. (s/o Colima Rd.)	Secondary	Secondary	80	80	80
Brea Canyon Rd. (n/o Colima Rd.)	Major	Major	100	100	100
Lemon Ave.	Major (s. of Colima)	Residential- Collector	100	64	64
Lemon Ave.	Major (n. of Colima)	Secondary	80	80	80
Sunset Crossing Rd.	Secondary	Cul-de-sac	80	80	64
Washington St.	Secondary	Cul-de-sac	80	80	64
Beaverhead Dr.	Secondary	Cul-de-sac	80	80	64
Lycoming St.	Secondary	Cul-de-sac	80	80	64
Brea Canyon Cut-Off Rd.	Ltd Secondary		64-80	64-80	64-80
Chino Hills Pkwy. (referred to as Dudley St.)	Major		100	100	100

*Los Angeles County Highway Plan (November 1980)

6. INCREASE THE ATTRACTIVENESS OF STATE ROUTES 57 AND 60 FOR THROUGH TRAFFIC USE

It is desirable to reduce the use of Diamond Bar Boulevard by through traffic.

ISSUE ANALYSIS: *One of the most feasible approaches the City can take to reduce through traffic on Diamond Bar Boulevard is to work with Caltrans to improve conditions on State Route 57 and 60. Possible improvements include:*

- *Upgrade the SR 57/60 interchange to eliminate undue at-grade conflicts and weaving maneuvers.*
- *Provide HOV lanes on both SR-57 and SR-60.*

- *Provide truck climbing lanes where appropriate.*
- *Construct auxiliary lanes between key interchanges.*

7. THE WIDENING OF THE PATHFINDER ROAD BRIDGE OVER ROUTE 57

On its own, the widening of the bridge would provide additional needed capacity to accommodate existing peak hour travel demand and improve freeway access. When considered in combination with modifications to Grand Avenue and to Diamond Bar Boulevard, the Pathfinder bridge widening would significantly improve freeway access for existing and future residents in the southern portion of the City.

ISSUE ANALYSIS: This project is a committed improvement within the City.

8. CUL-DE-SACING OF SUNSET CROSSING ROAD AT THE CITY'S WESTERN LIMITS AND MAINTAINING WASHINGTON STREET CUL-DE-SAC

Sunset Crossing is presently a four-lane roadway providing access to/from a residential area of northwest Diamond Bar. Sunset Crossing west of Route 57 has an interchange with southbound Route 57, extends westerly and terminates east of the City limits adjacent to a park and Little League field. The County of Los Angeles Highway Plan assumes Sunset Crossing is to be extended southwesterly, through the City of Industry to a connection with Washington Street or in the vicinity. The City of Industry is considering development of the area with industrial uses to make maximum advantage of its proximity to freight rail lines. However, the area through which Sunset Crossing is to extend is presently substantially undeveloped. The extension of Sunset Crossing and the proposed development of industrial uses adjacent to this arterial would significantly increase the volume of traffic along Sunset Crossing and introduce a significant number of trucks into this residential area.

ISSUE ANALYSIS: The City should implement measures to maintain the integrity of residential neighborhoods.

D. GOALS, OBJECTIVES AND STRATEGIES

GOAL 1 "Enhance the environment of the City's street network. Work toward improving the problems presented by the intrusion of regionally oriented commuter traffic through the City and into residential neighborhoods. Consider programs to reinforce the regional transportation and circulation system to adequately accommodate regional needs."

Objective 1.1 Participate in local and regional transportation related planning and decisionmaking.

Strategies:

- 1.1.1 Preclude the connection of roadways from adjacent jurisdictions into the City unless demonstrable benefits to Diamond Bar residents and businesses are indicated.
- 1.1.2 In reviewing transportation improvements, maintain a clear distinction between local and regional objectives.
- 1.1.3 Ensure the opportunity for public comment on major changes in operational characteristics of the circulation system.
- 1.1.4 Identify a transportation corridor through Tonner Canyon. The environmental impacts of transportation facilities within the corridor must be minimized and must demonstrably benefit the City of Diamond Bar. The City will further require that any proposed transportation facilities be explicitly demonstrated as acceptable to the City (see also Land Use Strategy 1.6.3).

Objective 1.2 Balance the need for optimum traffic flow on City arterials within economic realities, environmental, and aesthetic considerations.

Strategies:

- 1.2.1 Prepare programs for traffic control measures.
- 1.2.2 Maintain flexibility in the cross sections and configuration of streets within topographically rugged or environmentally sensitive areas.

Objective 1.3 Maintain the integrity of residential neighborhoods. Discourage through traffic.

Strategies:

- 1.3.1 Prevent the creation of new roadway connections which adversely impact existing neighborhoods.
- 1.3.2 Implement neighborhood traffic control programs to reduce and divert through traffic.

- 1.3.3 Design new developments and their access points in such a way that the capacity of local residential streets is not exceeded.

GOAL 2 "Provide a balanced transportation system for the safe and efficient movement of people, goods and services through the City.

Objective 2.1 Maximize the use of alternative transportation modes within and through the City to decrease reliance on single-passenger automobiles.

Strategies:

- 2.1.1 Maximize the availability and use of public transit service.
- 2.1.2 Investigate the feasibility of establishing a local transit system. Support privately funded local transit systems for seniors and youths.
- 2.1.3 Support mixed-use developments to maximize transportation efficiency.
- 2.1.4 Pursue a cooperative effort with Caltrans and regional transit providers to develop a major intermodal transportation facility at the proposed Metrolink Station near Brea Canyon Road and State Route 60.
- 2.1.5 Encourage participation in carpools through the use of City publications and public displays.
- 2.1.6 Coordinate to the extent possible with neighboring cities in the development of a Transportation Demand Management (TDM) plan.
- 2.1.7 Work with Caltrans to build new park-and-ride sites and expand existing park-and-ride facilities.
- 2.1.8 Expand and maintain the system of bicycle routes connecting residential areas to major community attractions.
- 2.1.9 Pursue a cooperative joint agencies program to provide access for Diamond Bar residents to a regional light rail system.
- 2.1.10 Lobby Caltrans to provide HOV lanes on local freeways.
- 2.1.11 Explore the feasibility of interconnected public equestrian trails.

Objective 2.2 Maximize connection of all areas within the City through the circulation system.

Strategy:

- 2.2.1 Work to ensure that any new development is provided with adequate access from within the City of Diamond Bar.
- 2.2.2 Through the roadway system, ensure that new development within the Tres Hermanos Ranch property is integrated into the community of Diamond Bar.

GOAL 3 "Maintain an Adequate Level of Service on Area Roadways."

Objective 3.1 Improve the safety and efficiency of existing transportation facilities.

Strategies:

- 3.1.1 Maintain level of service C or better at arterial mid-block segments (average daily) and D or better during peak hours at signalized intersections to the extent possible.
- 3.1.2 Improve arterial mid-block segments to provide average daily service levels of "C" or better to prevent use of local and collector streets as alternate routes
- 3.1.3 Improve intersections in the City which currently provide peak hour traffic service levels worse than "D" as noted in Table V-4 where feasible within existing right-of-way.
- 3.1.4 Develop a pavement management system and maintenance program for all public roadways throughout the City.
- 3.1.5 Develop a signal system management system and maintenance program for all traffic signals throughout the City.
- 3.1.6 Consider all opportunities to expand and maintain pedestrian access routes throughout the City.

Objective 3.2 Explore all available opportunities and mechanisms for funding transportation improvements.

Strategy:

- 3.2.1 All new development shall be required to provide mitigation measures. Such measures could include improvements or traffic impact fees.
- 3.2.2 Solicit State and Federal funds to improve area freeways to eliminate use of local streets as part of the freeway system.
- 3.2.3 Consider implementing a traffic impact fee system.

GOAL 4 "Provide or Regulate the Provision of the Supply of Parking to Meet the Needs for Both Residents and Commercial Businesses."

Objective 4.1 *Ensure compliance with the Southern California Air Quality Management District Regulation 15 trip reduction requirements.*

Strategies:

4.1.1 Regulate the provision of preferential parking for high occupancy vehicles wherever possible.

4.1.2 Consider reductions in parking in exchange for transportation demand management programs.

Objective 4.2 *Provide adequate parking for all types of land use within the City of Diamond Bar.*

Strategy:

4.2.1 Use existing parking demand data sources to update City Code requirements pertaining to parking, particularly the provision of sufficient parking for land uses generating a high demand for parking.

4.2.2 Encourage school districts to improve parking and loading facilities for public schools to minimize the impact on the circulation system.

VI. PUBLIC SERVICES AND FACILITIES

A. INTRODUCTION

State law does not require the preparation of a general plan element dealing specifically with public services and facilities. However, it does state that...

"The general plan may include any other elements or address any other subjects which, in the judgement of the legislative body, relate to the physical development of the county or city" (Government Code Section 65303).

Diamond Bar, as a new City, faces many decisions as how to best provide services to the public, and what types of facilities it needs to build to support those services. Therefore, a local General Plan element dealing with the long-term provision of municipal services and facilities is appropriate for Diamond Bar.

The actual provision of various public services has already been addressed in the following sections of the Diamond Bar General Plan:

I.	Plan for Community Development	Land Use (for all services & utilities)
III.	Plan for Resource Management	Parks and Recreation Water (and Reclaimed Wastewater) Energy Systems Solid Waste
IV.	Plan for Public Health and Safety	Flood Control Police Fire Emergency Services Disaster Preparedness

The Plan for Public Services and Facilities seeks to tie the provision of these various services and facilities together into an integrated strategy for municipal management. The Plan focuses on:

- Identifying City facilities and services needed to sustain the community's quality of life
- Long-range planning to fund City services and buildings
- Coordinating and cooperating with various local agencies to provide those services not provided by the City.

B. EXISTING CONDITIONS

The City presently has a minimum of in-house staff, and contracts out much of the actual service provision to local public and private agencies. In-house City services include administration, engineering, planning, parks and recreation, and maintenance of public facilities. The City is also arranging for local collection of solid waste. These daily functions are housed in City Hall, which currently consists of office space leased in the Gateway Corporate Center.

The major physical assets of the City are its streets and parks, which were originally built by the County. The existing street system is also in good condition at present. Park maintenance is presently handled by City staff, although maintenance of the local landscape districts is contracted to private firms.

The County of Los Angeles provides a number of services under contract to the City. Wastewater conveyance and treatment is provided by County Sanitation District No. 21. Although much of the physical sewage infrastructure (pipelines) appear in generally good condition, there have been repeated failures of the pump stations needed to lift flows to the regional collectors.

Flood control is provided by the County Flood Control District. Its facilities are in fairly good condition with a small amount of seasonal flooding near the intersection of Brea Canyon Road and Diamond Bar Boulevard.

Solid waste disposal is handled by the County Solid Waste Management Department using several regional landfills. However, landfill space could run out before the end of the decade.

Law enforcement is handled by the County Sheriff's Department out of the Walnut-San Dimas Station. Fire protection, emergency evacuation, and response to accidents involving hazardous materials are all accommodated by the County Fire Department with three stations in and around Diamond Bar.

The Los Angeles County Library System also maintains a very small community library on Grand Avenue near Diamond Bar Boulevard.

Other services and facilities are provided within Diamond Bar by a variety of public and private agencies. Domestic water service is provided by the Walnut Valley Water District, which is in turn supplied by Three Valleys Municipal Water District and ultimately by the Metropolitan Water District of Southern California. Water facilities are generally adequate, although the statewide drought makes the long-term supply of water to this area questionable.

In terms of energy utilities, electricity is supplied by the Southern California Edison Company, while natural gas is supplied by the Southern California Gas Company. Energy facilities are generally adequate to accommodate existing and planned uses.

Comprehensive K-12 educational facilities and programs are provided by the Walnut Valley Unified School District and the Pomona Unified School District.

Other services within Diamond Bar include branch office postal services administered in Pomona, RTD bus system, Walnut-Diamond Bar YMCA, and Seniors organization.

C. PUBLIC SERVICES AND FACILITIES ISSUES

If the City decides to provide more local services, services that are now contracted out, or decides to increase the levels of existing services, there may be a future need for a larger civic center in a more centralized location. This long-term facility need would have to be balanced against a community desire for no increases in local costs. The most cost effective way to provide such a facility would be through a joint public/private arrangement to build a civic center for the City, most likely in exchange for some kind of development arrangement. This facility could also house a number of other social programs for City residents, such as a senior center or a community center.

The City may wish to plan its own long-range program of wastewater conveyance and treatment separate from Los Angeles County plans. Discussions with Orange County would be needed to determine if a separate sewage system were feasible. A larger problem would likely be the funding and timing of construction for some type of new system. Although most of the backbone system is already in place and designed to flow toward the Los Angeles system, a detailed alternative service plan could be prepared to address a change in flow direction. The costs and timing of such a new system would have to be weighed against potential failures of the existing system.

The existing flood control system is presently adequate, but the City should establish if or how any local costs might accrue as the system ages, so that there are no "surprises" in future budgets. A master drainage plan will need to be developed for the City and its sphere of influence.

The City may decide its wants to take a proactive role in developing long-term solutions to regional solid waste problems, such as rail haul systems. At a minimum, the City will participate in the mandated planning requirements for source reduction, recycling, and hazardous waste issues.

Police and fire services are presently adequate. However, the City may wish to study providing its own protective services, or joining a more local association (non-County) to provide them. In the future, the sphere of influence may require additional police and fire protection as development occurs.

The County's library is not presently adequate for local residents, although there are many other community libraries in the area that can provide additional resources. The City may want to consider providing for its own library, possibly as part of a centralized civic center complex in the future.

Although local water purveyors can adequately serve the area in terms of facilities, a continuation of the State-wide drought could put severe restrictions on the availability of water. The City may wish to take a proactive stance on securing additional water supplies for itself, or at least keeping current on potential new sources or limitations.

Energy facilities and systems presently appear adequate, although there may be supply shortages in the future. The City may wish to take a more active role in energy conservation and the development of new energy technologies. There are numerous governmental and private organizations in the area that might wish to use City resources to test new programs or devices. The City may wish to take a more proactive role in planning for its energy future.

Local schools are presently experiencing overcrowding at all levels. The State funding mechanism for constructing new schools will probably not be sufficient to build local schools. Year-round school or other programs or building modifications may be necessary to continue providing quality education to local students. The City may choose to work closely with the local districts on site selection, funding mechanisms, and joint use of facilities.

D. GOALS, OBJECTIVES, AND IMPLEMENTATION STRATEGIES

"IT IS THE OVERALL GOAL OF THE PLAN FOR PUBLIC SERVICES AND FACILITIES THAT THE CITY ACQUIRE AND MAINTAIN ADEQUATE RESOURCES TO MEET THE NEEDS OF ITS RESIDENTS."

GOAL 1 **Provide adequate infrastructure facilities and public services to support development and planned growth.**

Objective 1.1 *Maintain adequate systems for water supply and distribution; wastewater collection, treatment, and disposal; solid waste collection and disposal; and energy distribution which are capable of meeting the needs of the residents of Diamond Bar.*

Strategies:

- 1.1.1 Prior to permitting a major extension of services or utilities to facilitate changes in land use, conduct a thorough review of all social, economic, and environmental factors associated with that extension; require the implementation of appropriate mitigation measures.
- 1.1.2 Ensure that existing residents and businesses are not burdened with or are reimbursed for the cost of financing infrastructure aimed at supporting new development or the intensification of existing development which does not benefit them.
- 1.1.3 Unless otherwise approved by the City, ensure that public water, sewer, drainage and other backbone facilities needed for a project phase are constructed prior to or concurrent with initial development within that phase.
- 1.1.4 Place the responsibility with the project sponsor for ensuring that all necessary infrastructure improvements (including a pro-rata share system-wide improvements) needed to support a project development are available at the time that they are needed.
- 1.1.5 Coordinate the long-term provision of utility services, including water, wastewater, electricity, natural gas, solid waste, etc. to assure adequate future levels of services for City residents.
 - a. Investigate plans by the Metropolitan Water District to locate a reservoir in upper Tonner Canyon.

Objective 1.2 Establish and implement comprehensive and equitable solutions to the financing of public facilities and services.

Strategies:

- 1.2.1 Establish a development fee structure which ensures that costs for new capital facilities and expansion of existing facilities necessitated by proposals for new development and intensification of existing development are internalized by those projects, to the percentage appropriate to the development.
- 1.2.2 Investigate the establishment of proven financing techniques and mechanisms in combination with programmed capital improvements to facilitate the provision of desired community facilities.

Objective 1.3 Ensure that all Diamond Bar residents have access to high quality local educational facilities, regardless of their socioeconomic status or location within the City.

Strategies:

- 1.3.1 Pursue a cooperative program with the City of Industry and the Pomona Unified School district to secure land and construct a high school in the Pomona Unified School District in the City of Diamond Bar such as within the Tres Hermanos Ranch. As part of high school development, pursue development of a major joint use recreational facility (e.g. pool, ball fields, tennis courts stadium, gymnasium).
- 1.3.2 Work closely with the Walnut Valley and Pomona Unified School Districts on an ongoing basis to resolve issues such as joint use of facilities, location of new facilities, and alternative use of vacant or unused sites.

Objective 1.4 Ensure the provision of cultural facilities, such as educational institutions, museums, and performing arts facilities, to meet the needs of Diamond Bar residents.

Strategies:

- 1.4.1 Pursue the acquisition of a site and development of a civic center, including a multi-use community center.
- 1.4.2 Monitor plans of the University of California and California State University and Colleges systems to locate new campuses in Southern California.
- 1.4.3 Work with Los Angeles County to insure adequate library services are provided.

GOAL 2 Achieve a fiscally solvent, financially stable community.

Objective 2.1 Provide sufficient opportunities for retail and other nonresidential commercial and office uses as necessary to ensure adequate municipal income to finance desired community amenities.

Strategies:

- 2.1.1 Promote the intensification of the sales tax-generating potential of existing and future commercial and office areas within the City (also see provisions in the Land Use section of the Plan for Community Development).
- 2.1.2 Work with State officials and local elected representatives to make a determined effort to promote legislation for distribution of sales taxes to local agencies reflecting a combination of the location where the sales tax was collected and an equitable distribution based on population.
- 2.1.3 Pursue the expansion of municipal boundaries to areas which can be utilized to assist in the provision of sufficient municipal income to provide the high level of services and facilities demanded by Diamond Bar residents.
- 2.1.4 Prepare and maintain a municipal cost/benefit model.

Objective 2.2 Promote efficiency in the provision of public services and facilities.

Strategies:

- 2.2.1 Conduct an annual review of user charges, development fees, and public facilities impact mitigation fees in accordance with California Government Code Section 66000 et al, (AB1600) to ensure that the charges are consistent with the costs of improvement and maintenance, and that public services and facilities are being expanded in a cost-efficient manner.

Objective 2.3 Promote a balance of public and private provision of services and amenities to the community.

Strategies:

- 2.3.1 Identify and pursue opportunities for private provision of services and facilities within the City of Diamond Bar, including joint public/private efforts.
- 2.3.2 Explore joint or cooperative use of facilities owned or constructed by other public agencies. Potential locations include, but are not limited to, the Pomona Unified School District high school site in the Tres Hermanos area; Site "D" owned by the Walnut Valley Unified School District off of Diamond Bar Boulevard east of the 57 Freeway; South Pointe Middle School; and the Walnut Valley Unified School District school/office site on Lemon Avenue just north of the 60 Freeway.
- 2.3.3 Provide regular information to citizens regarding current issues, public safety information, resource management information, city services, public meeting schedules, hazardous material collection programs, etc.

